

Restoring a Sense of Place in Seattle's Nihonmachi
Draft Document for Public Comment
Comments due November 1, 2003



Charrette: June 7, 2003

Sponsored by:
Inter*Im Community Development Association
CityDesign, Department of Design, Construction, and Land Use, City of Seattle
Historic Preservation Program, Department of Neighborhoods, City of Seattle
The Preservation Planning and Design Program at the University of Washington

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Nihonmachi Charrette booklet was designed and produced by Kathleen Kern with contributions by the Nihonmachi Charrette Planning Team. Post-charrette updates by Anna O'Connell.

Financial support for the preparation of the charrette booklet and event planning was provided by the National Trust for Historic Preservation and several University of Washington sponsors, including the Royalty Research Fund, Ph.D. Program in Urban Design and Planning, and the Preservation Planning and Design Program; with additional contributions from Nihonmachi Charrette sponsors and Uwajimaya

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Bon Odori Festival at Sixth and South Main Street. Courtesy of the Archives of the Seattle Buddhist Temple.

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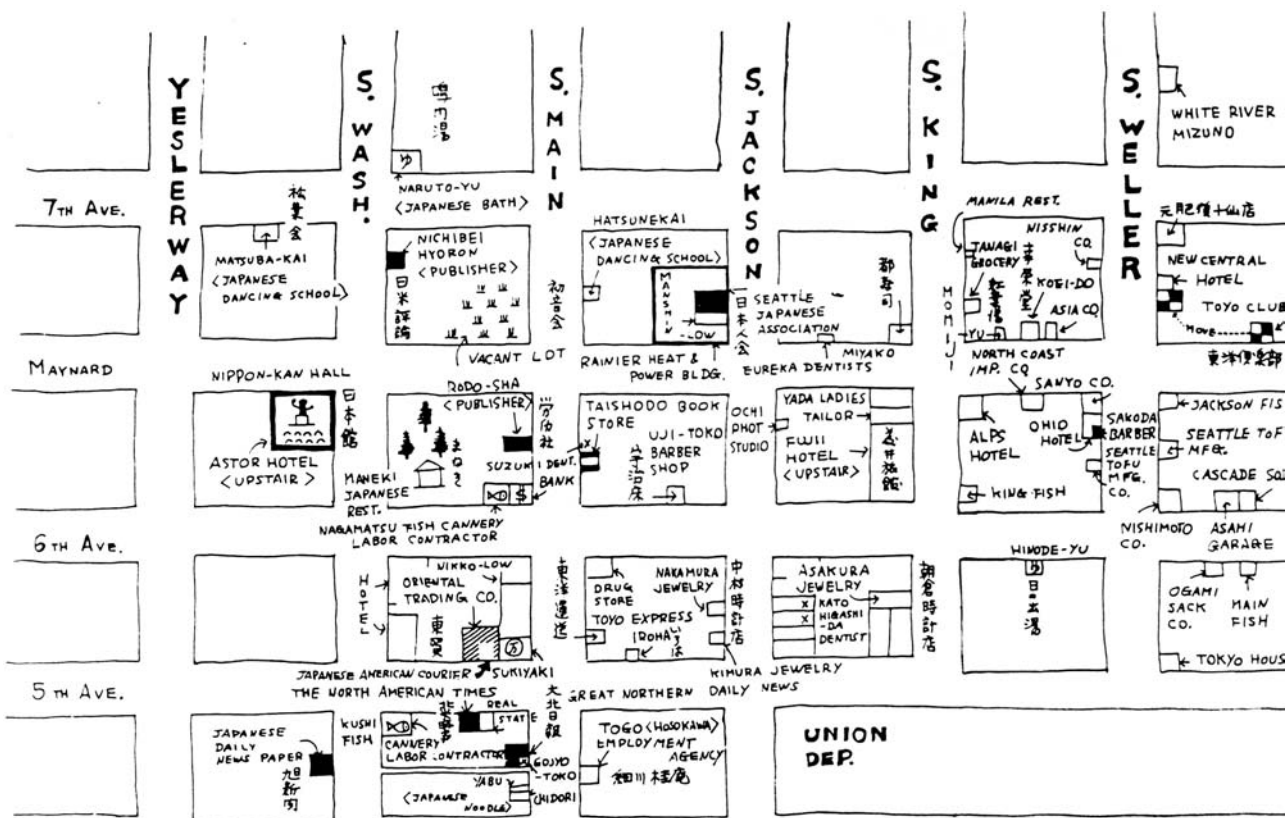
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Introduction



Kazuo Ito's hand drawn map of Seattle's Nihonmachi as it was in the pre-WW II period. (1969)

This charrette was intended to generate ideas that restore and enhance the sense of place in Seattle's historic Nihonmachi (Japantown). It is particularly apt that we gathered to do this work at Sixth and South Main, which served as the epicenter of Japanese American community life from the turn of the century to the forced removal and internment of people of Japanese descent during World War II. While the district has continued to be the home to a pan-Asian community, the historic fabric of Seattle's Japanese American community has never regained the sense of identity and vitality that it enjoyed before the war.

In recent years, the National Park Service (NPS) along with state and local preservation agencies have reassessed the significance and integrity of the Japanese American cultural resources in Seattle, finding a cluster of nationally significant historic properties with high integrity that may be eligible for National Historic Landmark status. These include the Panama Hotel, which possesses the oldest intact example of a sento (Japanese public bathhouse); Nippon Kan Theatre (Japanese community theater and meeting hall); as well as other significant examples of important building types, such as Kokugo Gakko, the earliest Japanese language school in America.

While each of these resources was listed on the National Register as part of the Chinatown/International District nomination, their inclusion in a nomination focused on pan-Asian resources obscured the extraordinary cluster of Japanese American properties that remain. In truth, Seattle's Japantown compares favorably with Los Angeles' Little Tokyo, a designated National Historic Landmark (NHL) District, in terms of significance and integrity. The problem, however, is that the historic center of Seattle's Nihonmachi has suffered from an erosion of identity over time and there have been no focused preservation and development initiatives around the concept of celebrating the extraordinary cluster of Japanese American resources that remain. To begin to remedy these oversights, the NPS has funded the preparation of NHL nominations for two of the most significant properties, including the Panama Hotel's Hashidate-Yu and Nippon Kan Hall. This charrette was intended to explore a wider set of actions that will strengthen the visibility and identity of Seattle's Nihonmachi.

The successful opening of the Panama Tea and Coffee House at Sixth and South Main, by Jan Johnson, and the refurbishing of the NP Hotel by Inter*Im, as well as the continuing vitality of Danny Woo Community Garden, have persuaded many disbelievers that renewed vitality is possible at this location. This project builds on a growing level of public interest in the site, as well as publicity generated by a recent book by Gail Dubrow with Donna Graves, *Sento at Sixth and Main: Preserving Landmarks of Japanese American Heritage*, published in 2002 by the Seattle Arts Commission and distributed by the University of Washington Press. Thus, the timing is excellent for bringing new attention to these resources.

This charrette focused the energies of planners, urban designers, architects, landscape architects, and preservationists, among others, on the site of Sixth and South Main as well as the surrounding community. The University of Washington's Preservation Planning and Design Program partnered with Inter*Im and CityDesign to hold the day-long event, in consultation with the City of Seattle's Historic Preservation Program.

Financial support for the charrette was provided by a Preservation Services Fund grant from the Western Office of the National Trust for Historic Preservation and the University of Washington's Royalty Research Fund, with additional in-kind support from local partners, such as Inter*Im, CityDesign, Uwajimaya, the Panama Hotel and the Seattle Chinatown International District Preservation and Development Authority. A special thanks goes to Nancy Shoji for providing her teriyaki.

Intended as a forum and catalyst for preserving Seattle's historic Nihonmachi, the findings are meant to educate Seattleites about the significance of the place while building a constituency for preservation-oriented public and private investment. This draft report of background and findings from this event will be circulated to concerned individuals and community organizations for comment. A final report, which incorporates these additional comments, will be issued by December 2003.

Gail Dubrow

Professor of Architecture, Landscape Architecture, Urban Design and Planning
Director of the Preservation Planning and Design Program, University of Washington.

Charrette Participants



CityDesign

The City of Seattle established CityDesign to be a catalyst for design excellence in all aspects of the public realm. In partnership with the Seattle Design Commission and Design Review Program, CityDesign provides the design leadership, project review, and design education to reach this goal as we step into the 21st century.

Inter*Im

Inter*Im Community Development Association is a comprehensive community development corporation in the business of promoting, advocating, and revitalizing the ID and other Asian Pacific communities in the Puget Sound area for the benefit of low- and moderate-income residents and community business owners.

Historic Preservation Program, Department of Neighborhoods

The City of Seattle's Historic Preservation Program, located in the Department of Neighborhoods is responsible for the designation and protection of more than 230 historic structures, sites, objects, and vessels, as well as seven historic districts scattered throughout Seattle. The program staff work closely with citizens, residents, businesses, and property owners on their concerns and needs involving historic landmarks and districts.

University of Washington Preservation Planning and Design Program

The College of Architecture and Urban Planning at the University of Washington offers students the opportunity to earn a Certificate in Preservation Planning & Design in conjunction with a graduate degree in Architecture, Landscape Architecture, or Urban Planning. This program addresses preservation issues in the context of professional planning and design education to prepare professionals in these fields to bring informed judgment to the management of cultural resources. In more than a decade of work, the Preservation Planning and Design Program has placed special emphasis on ensuring future practitioners contribute to the preservation of cultural diversity. In addition to preparing national, state, and local plans for protecting the heritage of underrepresented groups, faculty and students have authored NHL nominations. Current efforts are focused on developing a historic context document for properties associated with Cesar Chavez and the Farmworkers' Movement and Agricultural Labor History in the Western Region.

Charrette Participants

Dan Abramson is Assistant Professor of Urban Design and Planning at the UW. He is on a team of UW researchers engaged with the Chinatown/Nihonmachi/Little Saigon - International District Urban Design Master Planning process. He has traveled widely in Asia, and he lived and studied in Beijing, China and Vancouver Canada, before joining the UW faculty in 2001.

Steven Arai AIA, a Partner with Arai/Jackson Architects and Planners, is a life-long resident of Seattle. He has been active in both local and national Asian community issues, currently serving as a Trustee of the Japanese

American National Museum in Los Angeles. He is a committed advocate of historic preservation, serving on the Council of Historic Seattle Preservation and Development Authority for the past twenty years. Steve is also immediate past President of AIA Seattle.

Michael Buhler is the Regional Attorney/Program Officer, Western Office of the National Trust for Historic Preservation. He is responsible for delivering field services to Idaho, California and Washington, and acts as the office liaison on legal issues throughout the western region. Mr. Buhler received a J.D. from Santa Clara University School of Law in Santa Clara, California, and is admitted to the State Bar of California. He also holds a B.A. in History from the University of Washington in Seattle.

Carol Bushar is a recent graduate of the University of Washington's Department of Urban Design and Planning, and the Daniel J. Evans School of Public Affairs. She is interested in preserving the stories of forgotten voices.

Frank Ching is Professor of Architecture at the University of Washington and the author and illustrator of several design texts.

Layne Cubell is on staff at CityDesign, the urban design office for the City of Seattle housed within the Department of Design, Construction and Land Use. She coordinates the work of the Seattle Design Commission and is involved in education and outreach programs.

Ben Dayot AIA, has been an Associate with Arai/Jackson for the past fourteen years. Born in Manila, PI, he lived in Bagiuo until moving to Pullman in the sixth grade where his father served as a Professor of Electrical Engineering at WSU. A senior designer at Arai/Jackson, he has led the design of a broad diversity of community-based public architecture from civic buildings to transportation facilities. A bicycle advocate, Ben volunteers for Bikeworks, a nonprofit that promotes biking for youth, especially disadvantaged youth.

Gail Dubrow is Professor of Architecture, Landscape Architecture, Urban Design and Planning at the University of Washington, where she also serves as Associate Dean for Academic Affairs and Director of the Preservation Planning and Design Program. She is the author, with Donna Graves, of *Sento at Sixth and Main: Preserving Landmarks of Japanese American Heritage* (Seattle Arts Commission, 2002) and the editor, with Jennifer Goodman, of *Restoring Women's History through Historic Preservation* (Baltimore: Johns Hopkins University Press, 2003).

Tom Eanes AIA, APA, ASLA is Principal in charge of the Seattle office of Pyatok Architects. The firm primarily does housing by nonprofit developers for low-income families including rental, special needs and first-time home buyers. They also specialize in community planning. They are the architects for Main Street Family Housing, to be located on Main and Maynard. It will include 50 units of family housing with a small amount of commercial space.

Barbara Gray is an urban planner with thirteen years of professional experience in community design and transportation planning. She currently works for the Seattle Department of Transportation leading the effort to update the City street design manual and transportation strategic plan. Barbara's areas of expertise include urban design, street design for pedestrian and bicycle safety and access, land use planning, transit-oriented development, and neighborhood planning.

Michael Horner is a student at the Daniel J. Evans School of Public Affairs at the University of Washington. He works at Inter*Im Community Development Association as an intern and enjoys the International District very much. He grew up in Seattle and graduated from Garfield High School. He attended Central Washington University and graduated with a B.A. in geography. He moved back to Seattle after volunteering in Americorps as a high school teacher in Kansas City, MO.

Jeff Hou teaches community design and landscape architecture at University of Washington. His studio participated in the urban design planning process in the International District.

Tom Im has worked at Inter*Im Community Development Association for almost six years as a Community Planner. He has worked on land use, urban design and transportation issues while working at Inter*Im. He has also served on a few city-wide committees, like the Citizen's Review Team of the Neighborhood Matching Fund while working in

Charrette Participants

Seattle. Before working at Inter*Im, Tom was a graduate student in Urban Planning and Political Science at the University of British Columbia and University of Hawaii-Manoa, respectively.

Marcia Iwasaki is a project manager in the Public Art Program with the Mayor's Office of Arts & Cultural Affairs (formerly the Seattle Arts Commission). She manages projects involving artistic residencies within city departments, site-integrated artworks, design-team collaborations and community based projects. In Boston, Marcia worked at the Children's Museum – Harvard East Asian Program, and was one of the founders for a city-wide Dragon Boat Festival.

Jan Johnson is the third owner and operator of the Panama Hotel. Five generations of her relatives have lived in the Seattle area. She began studying art at Cornish when she was 9 years old. She is committed to making Japantown a vibrant community.

Ken Katahira is the Development Director at Inter*Im Community Development Association, and has overseen the development of affordable housing projects in the ID, including projects in the Nihonmachi area – the historic NP Hotel, and a new planned family housing development.

Kathleen Kern is a Doctoral Candidate in Urban Design and Planning at the University of Washington whose research focus is the street as public space. As an urban designer, she has worked with CityDesign on revising Seattle's Street Improvement Manual.

Rob Ketcherside moved to the International District three years ago to enjoy the dense businesses and access to transit. Although a software engineer by trade, he serves on the city's Pedestrian Advisory Board, and is interested in transportation and urban design issues. He finds it intriguing that Japan was undergoing the Meiji Restoration just as Seattle was forming as a city and taking in its first Japanese immigrants.

Neil King has worked for the National Park Service for 34 years. Currently, he is Superintendent for Minidoka Internment National Monument, Idaho and leads the planning process that is underway to define how that site will be managed for future generations. He is also working on the Special Resource Study, requested by Congress for the Eagledale Site at Taylor Avenue on Bainbridge Island, which will develop recommendations for long term management of that site.

Nicole Kistler is an Associate with Nakano Associates and worked with the community organization, Inter*Im, on the draft of the most recent Streetscape and Open Space Plan for the International District. When she moved to Seattle eight years ago, Uwajimaya was a big adventure. Now she can tell you something about almost every place to eat in the ID, the street widths of most streets, and has become a veritable encyclopedia of ID facts. She's still amazed at how much more there is to learn.

Alan Kurimura is Vice President for Corporate and Community Development with Uwajimaya. Born and raised in Seattle, he spent 25 years in state and city government, five of which were with the International District Neighborhood Strategy Area Program. The infusion of public funding in this period resulted in many improvements to the International District, including the Danny Woo Community Garden and the rehabilitation of a number of historic buildings.

Lynne Manzo is a faculty member in the Department of Landscape Architecture at the University of Washington. She has a PhD in Environmental Psychology and has been conducting research in the Chinatown-International District for the past year and a half.

Leslie Morishita is a housing planner and developer at Inter*Im Community Development Association. She received a Master of Architecture from the University of Washington in 1991.

Andy Muzuki works for the Chinatown International District Preservation and Development Authority.

Gail Nomura is an assistant professor in the Department of American Ethnic Studies at the University of Washington. Her publications include works on Asian American history, particularly in the Pacific Northwest, and on Asian American women's history.

Anna O'Connell recently completed her graduate education in landscape architecture at the University of Washington. She has an undergraduate degree in environmental biology/ecology and has been working as a planning intern with CityDesign for the past year.

John Rahaim is the Founding Executive Director of CityDesign, Seattle's office of Urban Design founded in 1999, and is the Executive Director of the Seattle Design Commission, the City's primary design advisory panel for public projects and related urban design initiatives. He currently sits on the board of Consolidated Works, a contemporary arts center, and the editorial committee of Arcade Magazine.

“Uncle Bob” Santos is the Executive Director of Inter*Im. He grew up living in room 306 of the NP Hotel, a building that Inter*Im now owns. Inter*Im also operates its offices in a storefront space in the same building. He plans to have his last whiskey on the rocks someday in the lounge of the Maneki Restaurant which is also in the NP Hotel. Talk about one a stop shop.

Robert Scully is an urban designer with CityDesign and the Department of Design, Construction and Land Use at the City of Seattle where he manages special projects including the Blue Ring Strategy, the Center City Wayfinding Project and the Westlake Avenue Design Project. Prior to joining CityDesign, he was a project manager with the City's Neighborhood Planning Office.

Mimi Sheridan is an historic preservation and planning consultant working with governments, communities and private clients in the Puget Sound area. She received her Master of Urban Planning degree from the University of Washington, with an emphasis on historic preservation and urban design.

Michael Sullivan, of Artifacts Consulting, is an historian and historic preservationist interested in architecture and the built environment. He is an adjunct faculty at the University of Washington Tacoma and teaches courses in Pacific Northwest history and urban studies.

Rick Sundberg, FAIA, is a principal in Olson Sunberg Kundig Allen Architects. He is fascinated with urban settings and the mystery of what make cities work. Rick formerly chaired the Seattle Design Commission and currently serves as a board member of the Seattle Popular Monorail Committee.

Sharon E. Sutton, Ph.D., FAIA is Professor of Architecture, Urban Design and Planning, Adjunct Professor of Social Work, Director of CEEDS (Center for Environment, Education, and Design Studies) at the University of Washington and member of the Seattle Design Commission.

Eugenia Woo is a Preservation Planner with the City of Seattle Department of Neighborhoods, Historic Preservation Program. She coordinates two historic districts, the International Special Review District and the Columbia City Landmark District. Prior to her current position, Eugenia was an Associate Preservation Planner with Historic Resources Group in Los Angeles.

Jim Yamaguchi is a Senior Associate with Nakano Associates and worked as Project Manager on the draft of the streetscape and open space master plan for the International District. Jim has a particular interest in Nihonmachi, since he grew up there. Taking a walk with Jim on Main Street, one sees not only the urban landscape through the eyes of a landscape architect, one sees through the eyes of a child who knows the best places to see a view of the Sound, which hotels his friends live in and the best places to build a fort.

Pauline Zeestraten is Executive Director of the Chinatown-International District Business Improvement Area, a nonprofit community development organization funded by businesses and property owners.

Historic Context for the Restoration of Seattle’s Nihonmachi

Background

In 1999, the Preservation Planning and Design Program at the University of Washington prepared a Draft Theme Study on Japanese American Cultural Resources for the National Park Service. Included in this document was an overview of Nihonmachi (Japantowns) which argued that these communities contained significant cultural resources that merited enhanced preservation efforts. Below is a revised excerpt from that draft study which provides background on Nihonmachi in general and Seattle’s Nihonmachi in particular. This portion of the study was prepared by Gail Dubrow and Nazila Merati.

Historic Context

Nihonmachi were the center of Japanese immigrant life in America and were the community context in which most Nisei or American born children of immigrants were raised before WWII. Several Nihonmachi have been accorded recognition through National Historic Landmark (NHL) or National Register of Historic Places (NRHP) listing including Little Tokyo in Los Angeles and the Japanese and Chinese Commercial Districts of Isleton, California, yet many more remain to be documented.

American Nihonmachi should be the focus of a National Historic Landmark Theme Study (or Multiple Property Nomination). Such a study would focus on the myriad Nihonmachi that were located in the states of Hawaii, California, Washington, Oregon, Colorado, Utah and Idaho. These include Nihonmachi in some larger cities such as Seattle and Portland, which are listed as National Register Districts but lacks a detailed listing of contributing resources associated with Japanese Americans. It also would incorporate smaller cities that once had vital Nihonmachi such as Gardena and Terminal Island, California, and the White River Valley and Bainbridge Island in Washington State. A wide range of historically significant building types and cultural landscapes within these Nihonmachi are likely to be identified in such a study. These include community institutions such as association buildings, theaters, community halls, language schools, churches, bathhouses, commercial institutions and markets. By identifying them, it may be possible to better assess their potential for designation as National Historic Landmarks and for listing on the National Register of Historic Places.

Overview

The Meiji Restoration (1868-1912) that opened Japan to the west in the second half of the nineteenth century also spurred a wave of immigration. Agricultural depression and poor economic conditions brought a class of rural Japanese to the U.S. in search of better economic conditions. The need for laborers to help build railroads and power the development of the mining and timbering industries drew Japanese immigrants to the western region of the United States. The number of Japanese immigrants increased after 1882, when Chinese immigrants who had helped to build railroads and work in the mines were driven out as a result of a virulent anti-Chinese movement. U.S. Immigration policies that restricted the entry of Chinese laborers inadvertently opened the doors to Japanese immigrants.

Larger Nihonmachi developed in cities that were key ports of immigration from Japan including Honolulu, Los Angeles, San Francisco, Seattle and Portland. Culturally-specific businesses emerged in response to the needs of newly arrived Japanese immigrants, who required work clothes, documents,

supplies, temporary housing and places of entertainment. Community institutions established by the Issei provided a network of social, economic and spiritual support for the new settlers. Directories put out by the Japanese language newspaper *Rafu Shimpo* in the late 1930s provide a glimpse of services and goods typical of Nihonmachi, including prefectural associations, *gakuen* or Japanese language schools, community theaters and social halls, and religious institutions were established in urban as well as many small town Nihonmachi. Commercial stores, bathhouses, and hotels were vital elements in the larger Nihonmachi.



Baseball team in front of NP Hotel.

Historic Context for the Restoration of Seattle's Nihonmachi



Waitresses at Maneki.

Kenjinkai were prefectural associations that helped the Issei with immigration issues, the search for employment, as well as social connections.¹ As Japanese permanently settled in the U.S, Japanese associations became important features of Nihonmachi. These associations provided links to the government, in the attempt to protect the interests of the Japanese community, fighting discriminatory laws and in some periods encouraging assimilation in an attempt to ward off racist hostility.

Meeting halls and theaters such as the Seattle's *Nippon Kan* hosted puppet shows, recitals, martial arts demonstrations and other forms of entertainment. The theater was also used to hold community meetings.² Recreation in the Nihonmachi came in the form of individual sports, such as Judo or Karate, as well as league sports. Baseball teams were particularly popular. Teams played in Japanese leagues as well as all-city leagues.³ In the 1930s pool halls became important recreation venues for men in urban and small town settings.

¹ Gail M. Nomura, "Washington's Asian/Pacific American Communities," in Sid White and S.E. Solberg, eds., *Peoples of Washington* (Pullman: Washington State University Press, 1989), p. 135.

² Nomura, p. 137.

Religious institutions served as centers for social activity in Nihonmachi. Buddhist temples, Methodist Episcopal and Christian Churches were key institutions within larger Nihonmachi. Shinto shrines were established in Hawaii and Buddhist temples typically dominated in rural communities throughout the western region. Religious institutions provided place for elements of the Japanese immigrant community to gather and worship; and particularly in the case of Shinto and Buddhist sects, they played an important role in preserving traditional cultural practices, including ritual observances (such as Mochizuki and Bon Odori) and the Japanese language. In fact, many religious organizations — particularly Buddhist temples — sponsored Japanese language schools or *gakuen*, which were intended to familiarize the Nisei or American-born children of Japanese immigrants with their parents' mother tongue and native culture.



Seattle Buddhist Temple at 1020 Main Street. Courtesy of the Archives of the Seattle Buddhist Temple.

³ Nomura, p. 137.

Historic Context for the Restoration of Seattle's Nihonmachi

Import/export companies established in larger Nihonmachi provided a crucial link to Japanese immigrants' homeland. The goods they imported from Japan allowed the Nikkei to maintain many elements of a traditional diet. The *Furuya* Company, with branches in Seattle, Tacoma and Portland, also had branches in Kobe and Yokohama and exported Northwest products such as lumber.

Japanese labor supported the development of agriculture in Hawaii, Washington, Oregon and California. The earliest Japanese in Washington were recruited to clear land around Yakima⁴ In the early 1890s, Japanese laborers came to California to replace aging Chinese workers. Agricultural workers labored in almond groves, pear orchards, vineyards, cotton and hayfields. Many of those who stayed leased land with the option to purchase and established intensive cultivation techniques. They also were critical members of the labor force in extractive industries such as timber, mining, and fishing, as well as related manufacturing in canneries. As these rural communities grew, community services developed. Typical elements of rural Nihonmachi included language schools and religious institutions. In some larger examples, there were community and prefectural association halls, but more importantly, there were packing plants and agricultural cooperatives with associated buildings that brought together the community. Additionally, Japanese immigrants opened small businesses that serviced both Asian communities and the general public. Some of these businesses included laundries, grocery stores, general merchandise stores, tailor shops, barber shops, hotels, and restaurants.



Parade float by the Seattle Japanese Fishing Tackle Dealer's Association.



Interior of variety store at 902 Yesler Way, Seattle. Courtesy of UW Special Collections, Neg. 11544.

The passage of Chinese Exclusion acts in 1882 suspended the immigration of Chinese laborers to the U.S and denied as them the right to Naturalization.⁵ This exclusion allowed Japanese immigrants to come to West Coast to fill the needs of western mining, fishing and railroad industries for skilled and unskilled labor.

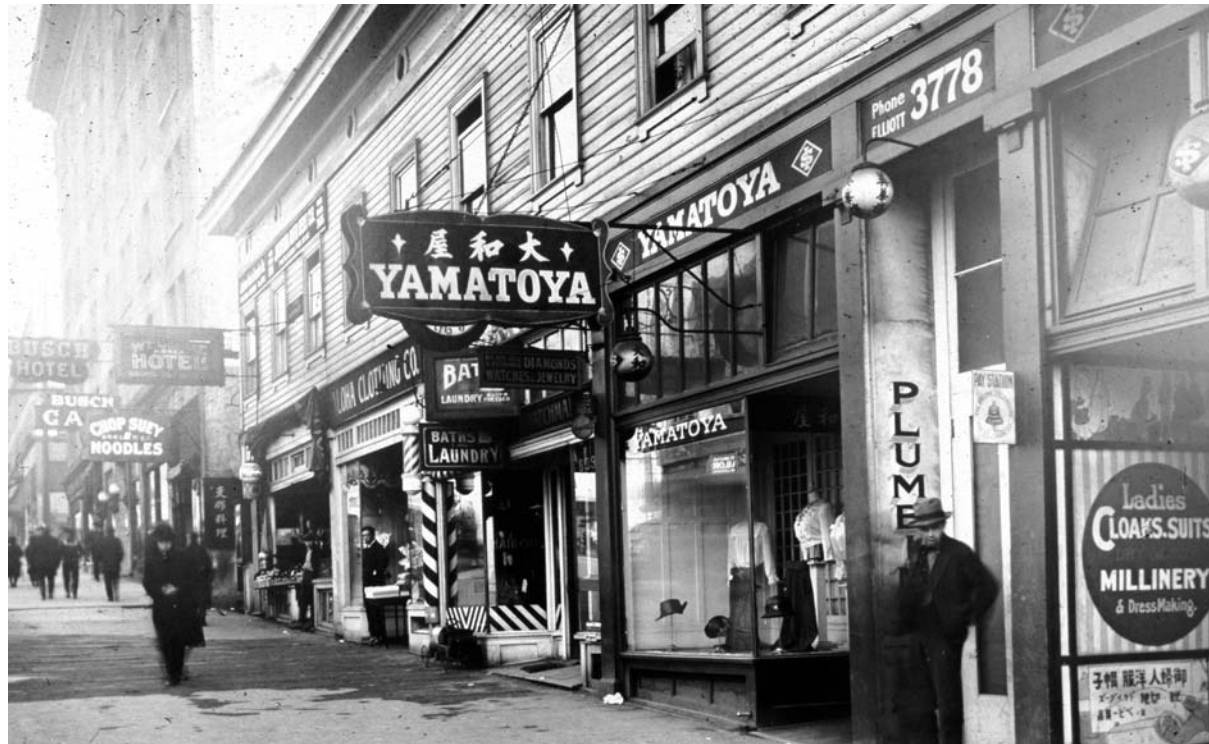
In 1907, the Japanese government prohibited the emigration of Japanese laborers to the US, but still allowed the immigration of wives, children and parents. The Japanese communities of Washington continued to prosper as husbands sent for their families and continued to bring over wives that they had only glimpsed photographs. In 1924, comprehensive immigration laws were enacted that prohibited the immigration of aliens illegible to citizenship. Though this stopped the immigration of Japanese to the US, the period from 1910 to 1920 witnessed a healthy increase in the second generation of Japanese Americans, who automatically possessed rights as citizens, having been born in the United States.⁶ On the eve of World War II, American Nihonmachi had a bicultural character, reflecting an amalgam of traditional Japanese practices and typical American past-times. Perhaps this fusion is best reflected in the popularity of baseball. As the Nisei pursued this quintessentially American sport, they did so on ethnically and racially segregated teams, typically retreating to Japanese bathhouses and Chinese restaurants after the game.

⁴ Nomura, p. 124.

⁵ Nomura, p. 127.

⁶ Nomura, p. 130.

Historic Context for the Restoration of Seattle's Nihonmachi



Seattle's Nihonmachi in its heyday.



Japanese American businesses on Jackson Street shuttered after the internment. EO9066, Wing Luke Asian Museum

The American government's response to the Japanese invasion of Pearl Harbor, which under the terms of Executive Order 9066 called for the forcible removal of all people of Japanese descent from the west coast, had a devastating effect on the residents of Nihonmachi in the Military Exclusion Zone, as well as Japanese immigrants living in rural communities in California, Oregon, and Washington. As Nihonmachi were emptied, their residents were relocated to inland internment camps for the duration of the war.

When the last internees were released in 1945, once-established and respected first generation Japanese Americans were left to restart their lives without savings, property or their businesses. After WWII, many Japanese Americans did not return to their pre-war places of residence. Rural communities with a strong Japanese presence, such as Washington's White River Valley, as well as many urban Nihonmachi, such as existed in Seattle and Tacoma, never again regained their pre-war population of Japanese Americans or their vitality. Many historic resources suffered serious deterioration and neglect as a result of the evacuation, much of the real property once in the hands of the Japanese American community was lost, and new groups came to occupy the urban residential and commercial districts as well as the farms that once were in Japanese hands.

Japanese American resettlement in the postwar period resulted in new population growth in suburban areas, such as Bellevue and Mercer Island, near Seattle; as well as in western and midwestern areas such as eastern Oregon (near Minidoka) and Chicago. In some cases the post-war

period also ushered in major urban development projects, such as Interstate Highway construction and urban renewal, that severely compromised the physical fabric of western Nihonmachi. If Nihonmachi no longer defined the boundaries of residential location for Japanese Americans in the post-war period, they have continued to serve important social and cultural functions, both as sites of housing for aging generations first of Issei then Nisei; and as the symbolic center of Japanese American culture within larger urban communities. Thus, the Sansei might live in integrated suburban neighborhoods but continue to return to the Nihonmachi to shop for ethnic foods, gifts, or to visit aging parents in affordable housing or nursing homes.

In some cities, the decline in Japanese American population in the post-war period was so severe, and the neglect of the physical fabric was so thorough, or the redevelopment pressures so intense, that little remains of the original Nihonmachi. Yet Nihonmachi are the most obvious places to begin a National Study of Japanese American Cultural Resources, since they are likely to contain the greatest cluster of commercial, residential and community properties significant in Japanese American history. To date, historic resources have been studied in only a handful of Nihonmachi. A key finding of this report is the need for a national study of Nihonmachi as a basis for improving the protection of places significant in the history of Japanese Americans. The section that follows contains information on communities that merit detailed investigation in the proposed NHL subtheme study on Nihonmachi. For the purposes of the charrette, only information on Seattle's Nihonmachi has been included.

Historic Context for the Restoration of Seattle’s Nihonmachi

Seattle Chinatown Historic District, King County (NRHP 86003153 and Seattle Special District)

Seattle’s Nihonmachi was the jumping off point for Japanese immigrants who were going to work off in the woods, bays and fields of the Pacific Northwest. The community was established as early as 1891 when part of Dearborn Street was known as Mikado Street. Seattle’s Nihonmachi was located within a 15 block area, bounded by Yesler Way to the north, S. Jackson St. to the south and 4th Ave. to the west and 7th Ave to the east. Seattle’s Nihonmachi contained all the elements necessary for a strong community, including temples, churches, language schools, theaters and community halls. A strong commercial district defined the core of the Nihonmachi. Restaurants, hotels, boarding houses, bathhouses and other community institutions met the needs of seasonal workers as well as bachelors. Seattle’s Nihonmachi served as a regional draw for Japanese immigrants who had settled on the urban periphery as well as in rural and remote areas. Those who lived outside of the city would frequently visit the Nihonmachi on the weekend to do shopping and attend events at the Nippon Kan theater.

Buildings contributing to the district that are significant in Japanese American heritage include:

- Panama Hotel (including Hashidate-Yu bathhouse)
- NP Hotel
- Rainier Heat and Power Building (Japanese Chamber of Commerce was located there in the 1930s)
- Tokiwa Hotel, Seattle, SRO with commercial
- Atlas Theater/Kukusai Theater
- Nippon Kan/Astor Hotel, Seattle, (NRHP and Washington State Register)

Other Seattle properties significant in Japanese American heritage include:

- Nihon Go Gakko, Seattle, (NRHP and Washington State Register)
- Seattle Buddhist Church, Seattle, (Seattle Landmark)
- Seattle Buddhist Church Park, Seattle, (King Co. Historic Inventory)
- Pike Place Market, Seattle, (NRHP and Washington State Register)
- U.S. Immigration Building, Seattle, (NRHP and Washington State Register)

Sources of Additional Information on Seattle’s Nihonmachi

Dubrow, Gail with Donna Graves. *Sento at Sixth and Main: Preserving Landmarks of Japanese American Heritage* (Seattle: Seattle Arts Commission, 2002). Design by Karen Cheng. Distributed by the University of Washington Press.

Ito, Kazuo. *Issei: A History of Japanese Immigrants in North America* (Seattle: Japanese Community Service, 1973).

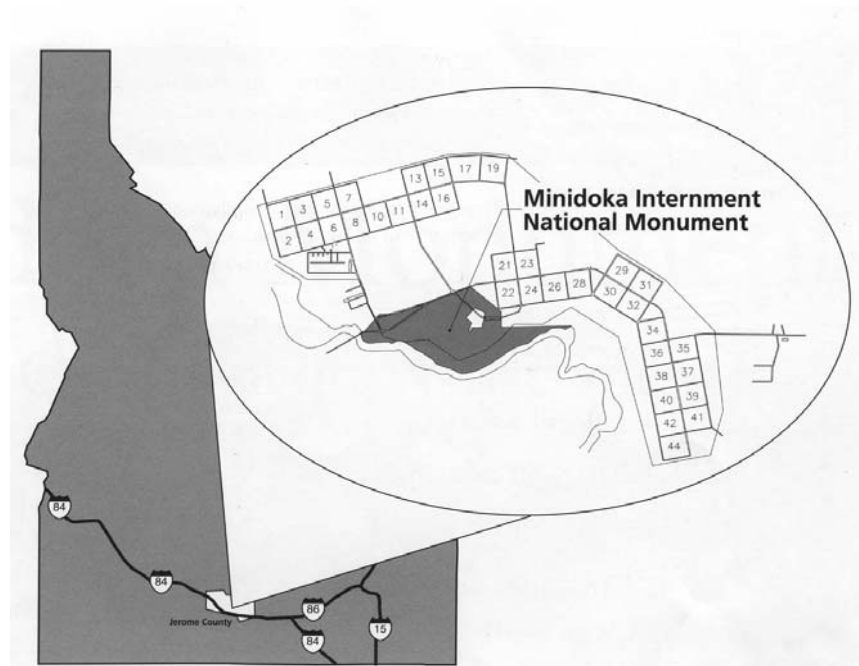
Miyamoto, S. Frank. *Social Solidarity Among the Japanese in Seattle* (Seattle: University of Washington, 1939). Reprinted by the University of Washington Press, 1981).

Sone, Monica. *Nisei Daughter* (Seattle: University of Washington Press, 1979). Originally published in 1953.

Takami, David. *Divided Destiny: A History of Japanese Americans in Seattle* (Seattle: UW Press/Wing Luke Asian Museum, 1998). An expanded version of Takami, *Executive Order 9066: Fifty Years Before and Fifty Years After* (Seattle: Wing Luke Asian Museum, 1992).

White, Sid and S.E. Solberg, eds. *Peoples of Washington* (Pullman: Washington State University Press, 1989).

Regional Resources for Preserving and Interpreting Japanese American Heritage



Courtesy of the Minidoka Monument *General Management Plan Newsletter 2* (October 2002).

Minidoka Internment National Monument is located in Jerome County, Idaho. During World War II, the internment camp—known as Minidoka Relocation Center or the Hunt Camp—housed a maximum population of 9,397 people of Japanese ancestry, including American citizens, from Oregon, Washington and Alaska.⁷ There were once over 600 buildings at the relocation center, covering 950 acres. Today, however, only a few structures remain: the guard house and waiting room, remains of the ornamental garden at the entrance, a root cellar, staff apartments and a repair shop. Otherwise the site is marked by archaeological remains, concrete slabs, pathways and landscape features such as a canal and swimming pool.

Minidoka was designated as a National Monument on September 26, 2001, becoming the 385th addition to the National Park Service's roster of National Monuments. As steward of the national monument, the National Park Service is currently in the process of developing a General Management Plan for Minidoka. The remote location, 15 miles east of Jerome and 15 miles northeast of Twin Falls, complicates the process of increasing public awareness of the site and appreciation of the role that the internment played in American history. So too, the remoteness of the site belies its essential connection to urban Nihonmachi such as Seattle's Japantown, which was devastated by the removal of its population, as well as rural settlements of Japanese Americans such as the one that existed on Bainbridge Island in the pre-war period.

⁷ Jeffrey F. Burton, Mary M. Farrell, Florence B. Lord, and Richard W. Lord, *Confinement and Ethnicity: An Overview of World War II Japanese American Relocation Sites* (Seattle: University of Washington Press, 2002), pp. 203–214.



The entrance station and waiting room, 2002

National Park Service



The entrance to Hunt Camp, 1943

Wing Luke Asian Museum

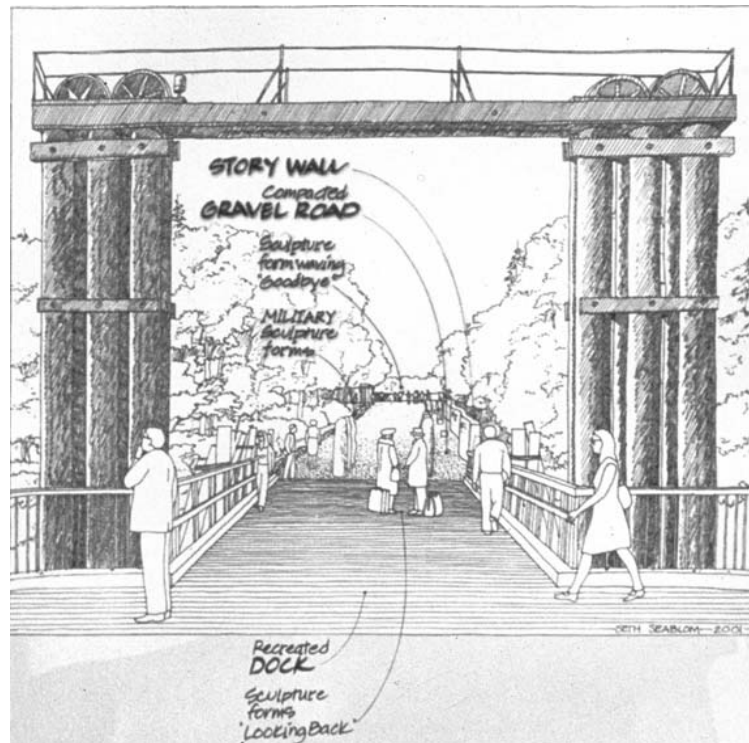
Courtesy of the Minidoka Monument *General Management Plan Newsletter 1* (2002).

In late June, 2003, a pilgrimage took former internees from Seattle to Minidoka, symbolically connecting the internment camp with Seattle's Nihonmachi. While the Idaho site will be the principal location for interpreting the internment, the historic center of Seattle's Nihonmachi at 6th and S. Main St. might also be a potential site for public interpretation, particularly in light of the powerful impact of the internment on Seattle's Japanese American community. In the process of developing strategies for restoring and enhancing the sense of place in Seattle's Nihonmachi, please consider the possibilities for increasing public awareness and appreciation of the internment of people of Japanese descent during World War II at or near the center of Japantown.



Courtesy of the Minidoka Monument *General Management Plan Newsletter 2* (2002).

Regional Resources for Preserving and Interpreting Japanese American Heritage

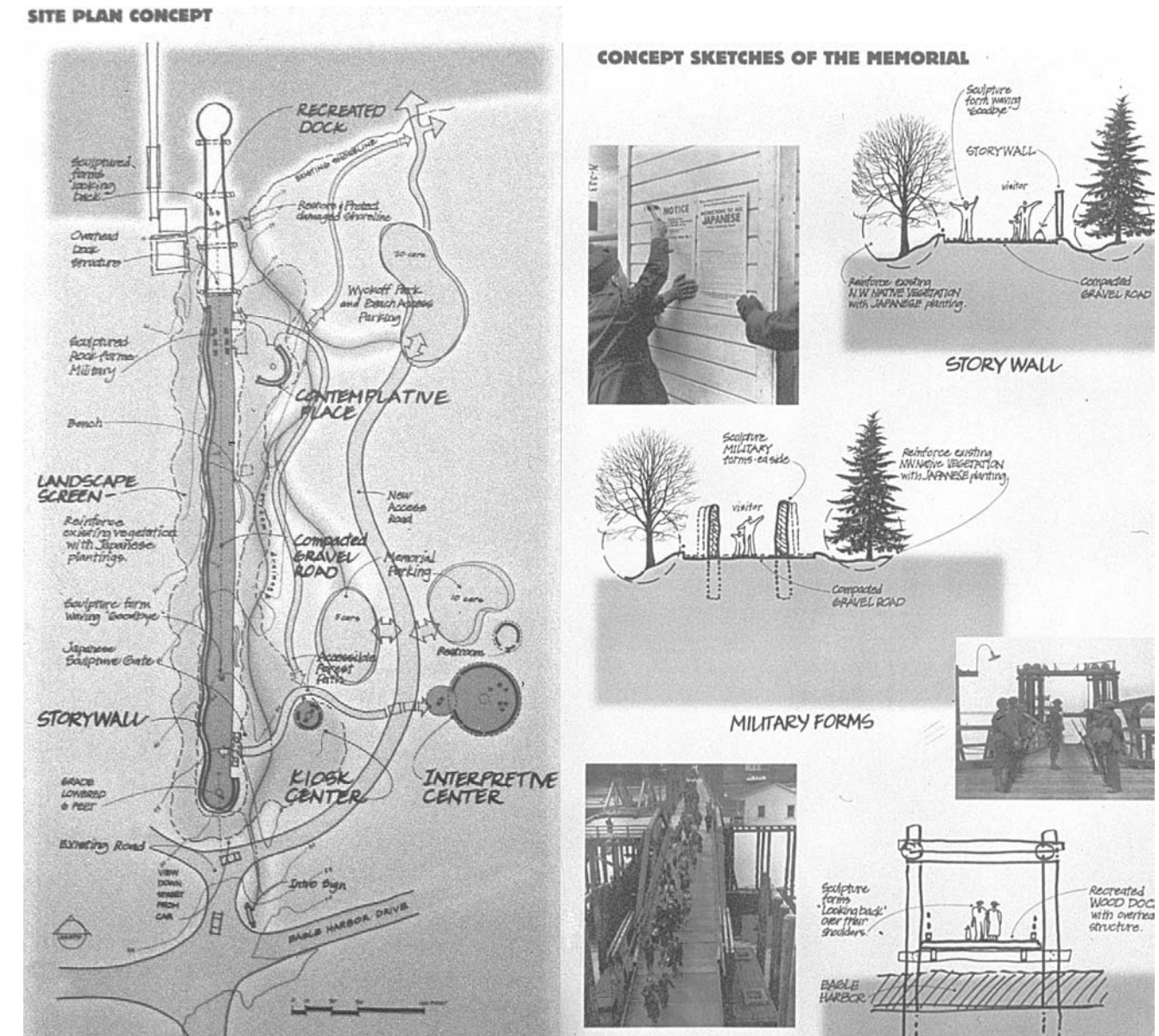


Plans to increase public awareness of the internment, currently underway on Bainbridge Island, also might be connected to efforts to restore the sense of place in Seattle's Nihonmachi. Just six miles west of Seattle, the Japanese American Community of Bainbridge Island has developed a plan to erect a memorial to the internment at the Eagledale ferry dock, on Taylor Ave. Bainbridge Islanders were the first community of Japanese Americans to be removed and incarcerated as a result of President Franklin Roosevelt's Executive Order 9066.

On March 30, 1942, 227 residents of Bainbridge Island were removed from their homes, forced to board the ferry Kehloken, to Seattle, from there were taken by train to Manzanar Internment Camp in the California desert. Within a year, they petitioned to be relocated to Minidoka, in Idaho, where there were incarcerated with other residents of the Seattle area. The planned memorial at the Eagledale ferry dock is intended to highlight this tragic and often overlooked aspect of American history, and to serve as a reminder of the need for vigilance to protect civil liberties. They have entitled the memorial "Nidoto Nai Yoni" meaning "Let it not happen again."⁸

⁸ For additional information on the history of the removal of Japanese Americans from Bainbridge Island see Ray Rast, Connie Walker, and Gail Dubrow, "NHL Nomination for the Bainbridge Island Embarkation Site at Eagledale Dock on Taylor Avenue." Newspaper coverage of the planned memorial include: Matthew Daly, "Japanese American Internment Memorial Proposed," *Seattle Times* (September 14, 2002); "Nidoto Nai Yoni, a Bainbridge Message," *Seattle Times* (September 16, 2002); Jack Broom, "Honoring Those Who Left, Those Who Stuck By Them," *Seattle Times* (March 31, 2002); Jack Swanson, "Some Want Taylor Avenue to Serve as Remembrance," *Bremerton Sun* (March 31, 2001). Current information about the Bainbridge Island Japanese-American Memorial Study Act of 2002 can be found on Representative Jay Inslee's home page.

A critical issue worth considering is how Seattle's Nihonmachi might be linked to the Minidoka Internment National Monument as well as the proposed Bainbridge Island memorial. Beyond the focus on internment, these places might be connected to sites of significance in Japanese American heritage within the broader region. These include the Mukai property on Vashon Island, with its landmark Japanese garden; rural agricultural properties in the White River Valley and historic places in Seattle's Japantown including the Japanese Language School, Buddhist Temple, Nippon Kan Theater and other significant cultural resources.

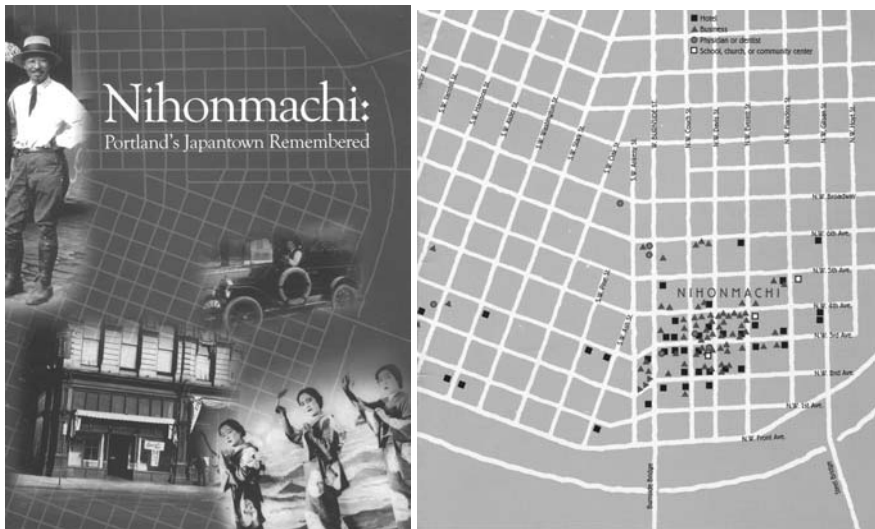


Proposed Memorial at Eagledale Dock on Bainbridge Island. Courtesy of the Japanese American Community of Bainbridge Island.

Preservation Efforts in Other Cities

Introduction

Before World War II there were dozens of Japanese American communities on the west coast of North America and in the Hawaiian Islands, centered in large cities, small towns and rural areas. Many of these communities located in the military exclusion zone either disappeared or were re-established with significantly diminished population after the WWII internment of people of Japanese ancestry, as many internees never returned home and resettled elsewhere. The Japanese American community of Portland, Oregon, has worked in recent years to establish a greater presence in the city's downtown. Likewise, Vancouver, British Columbia still retains some of the original institutions and businesses that were centered on Powell St. In California three remaining Japantowns are actively engaged in cultural preservation initiatives with newly secured funding from SB 307 and Proposition 40, including Los Angeles, San Jose, and San Francisco. The section that follows is intended as a brief summary of recent efforts to preserve the historic resources and ensure the cultural vitality of several of these communities. Additional materials on these preservation efforts will be available at the charrette.



From *Nihonmachi: Portland's Japantown Remembered*. Oregon Nikkei Legacy Center, 2002.

Portland, Oregon

Located at the north end of the Tom McCall Waterfront Park, the Japanese American Historical Plaza, which was conceived and guided by the Oregon Nikkei Endowment, and designed by landscape architect Robert Murase, provides a public narrative of Japanese American history through a series of sculpted stones. Dedicated in 1990, it stands as a permanent memorial to the lives of Oregon Nikkei and their determined pursuit of liberty, equality and justice as American citizens. This commemoration was a combined effort of the Oregon Nikkei Endowment, Portland Parks and Recreation, the Metropolitan Arts Commission, the Portland Development Commission and the Portland-Sapporo Sister City Association.

Further information on the memorial can be found in *Touching the Stones: Tracing One Hundred Years of Japanese American History*, edited by Mark Sherman and George Katagiri (Portland: Oregon Nikkei Endowment, 1994).

Efforts to document the heritage of Oregon Nikkei led to the development of the Oregon Nikkei Legacy Center. Their home at 117 NW Second Ave., in Old Town, provides a base for exhibits, walking tours, and public programs that explore varied aspects of Japanese American heritage. Their latest publication, *Nihonmachi: Portland's Japantown Remembered*, is the first illustrated history of Portland's Japanese American community.
<http://www.oregonnikkei.org>

Vancouver, British Columbia

Historically located along Powell St. between Gore and Dunlevy Streets, Vancouver, British Columbia's Japantown never regained the vitality it enjoyed before World War II. Today it continues to house small Japanese restaurants and shops, senior services and the historic Vancouver Buddhist Church. A history and walking tour of Vancouver's Japantown have been developed and a small booklet, *Memories of Our Past*, has been authored by Audrey Kobayashi. The annual Powell Street Festival, held each summer in Oppenheimer Park, is the community's major celebration of Japanese heritage. Tamio Wakayama has published a book *Kikyō: Coming Home to Powell Street* (Harbour Publishing, 1992) which includes oral histories of Vancouver's Japantown as well as a photo history of the Powell Street Festival.
<http://www.virtualvancouver.com/japantown.html>



Powell Street Festival. Tamio Wakayama, *Kikyō: Coming Home to Powell Street*.

Preservation Efforts in Other Cities



Public artwork in Little Tokyo by Sheila de Bretteville. Photographs by Gail Dubrow.

Los Angeles

Los Angeles's Little Tokyo has significantly benefited from California State Redevelopment Law. In February 1970, Little Tokyo became a redevelopment plan and project adopted by LA City Council. This 30-year project, which ended in 2000, has combined preservation efforts with a significant amount of new construction. The California Redevelopment Law, among other things, mandates the provision of housing for those with low and moderate incomes; as a result, the Community Redevelopment Agency (CRA) provided funds for the construction or rehabilitation of over 750 housing units—from single room occupancy (SRO) hotel rooms to four-bedroom townhouses.

Other CRA-sponsored projects have included:

- Commercial façade rehabilitation;
- Signage rehabilitation;
- Replacement of illegal signage;
- Extensive 'collection' of public art in and around Little Tokyo;
- Adaptive reuse of the Union Church as a Center for the Arts—a nonprofit arts complex with a theater, media center and exhibition gallery; and
- Support for first-time/start-up businesses with move-in grants and other incentives, as well as help with expediting building permits and zoning variances.

As the CRA states on its web page:

Little Tokyo, located immediately southeast of the Los Angeles Civic Center, is the cultural, religious, social and commercial center for the Japanese American community in Southern California. Redevelopment activities in the last 28 years have brought about the revitalization of this century-old community with the development of the largest ethnic community center in the nation, a Japanese American National Museum which is currently expanding its facilities with an 85,000 square foot Phase II Pavilion, historic preservation such as the conversion of the Union Church into an arts

center, commercial developments including hotels, shopping centers and office buildings, housing developments, both rental and owner-occupied, and religious institutions. Newly installed public improvements such as malls, plazas and sidewalks link these various developments making this 7-block, 67-acre project area one of the most pedestrian friendly communities in Los Angeles.

<http://lacity.org/CRA/glance.html>



Los Angeles' s Little Tokyo is a National Historic Landmark District. Photograph by Gail Dubrow.

Founded in 1979, Little Tokyo Service Center is a nonprofit charitable organization serving people in need, especially those facing language or cultural gaps, financial need or physical disabilities. Sponsor to over a dozen different community and social service programs, LTSC is also the sponsor of several major community development projects in the Los Angeles area, including the construction and management of Casa Heiwa, a 100-unit affordable housing project for individuals and families; the rehabilitation of Union Center for the Arts; and the development of Pacific Bridge, a housing complex for adults with developmental challenges. Its most recent preservation project is the rehabilitation and restoration of the Far East Building on E. First St. in Little Tokyo's National Historic Landmark District.

<http://www.ltsc.org/index.html>

The largest ethnic cultural center in the US, the Japanese American Cultural and Community Center was started in 1980 and is located in downtown Los Angeles in the historic center of the Japanese American community of Little Tokyo. The JACCC is dedicated to presenting, perpetuating, transmitting and promoting Japanese and Japanese American art and culture to diverse audiences and to providing a center to enhance community programs.

http://www.jaccc.org/index_2.html

Preservation Efforts in Other Cities



The Japanese American National Museum opened new facilities in 1999. Photograph by Gail Dubrow.

The Japanese American National Museum serves as a focal institution for preserving and presenting Japanese American heritage and a major tourist destination in the heart of Little Tokyo in Los Angeles. It first opened its doors in 1992 in the abandoned Nishi Hongwanji Buddhist Temple, one of Little Tokyo's most significant historic landmarks, after major renovation. A newly constructed home for the museum, designed by Gyo Obata, opened in 1999 directly across from the temple. The temple building is currently the focus of a renovation and expansion project to create a National Center for the Preservation of Democracy.

<http://www.janm.org/>

Ichiro Murase's book *Little Tokyo: One Hundred Years in Pictures* (Los Angeles: Visual Communications, 1983) provides visual documentation of the historical development of Los Angeles's Japanese American community.

San Jose

The Japantown Business Association is a nonprofit organization dedicated to promoting San Jose's Japantown as a unique ethnic neighborhood offering a rare blend of business, cultural and historical resources. With over 130 members comprised of local businesses, associations and community organizations, the JBA has played an important role in San Jose Japantown's continuing vitality. The JBA sponsors activities and events such as a

- Website: <http://japantownsanjose.org>
- Year Round Sunday Farmer's Market
- Health Fair and Nihonmachi Run
- Walking Tour Map and Japantown History



JARC's first home in the Issei Memorial Building. Photograph by Donna Graves.



Japantown streetscape in San Jose. Photograph by Gail Dubrow.



The Japanese American Museum and Library (formerly JARC). Photograph by Gail Dubrow.

Another key force in the preservation of San Jose's Nikkei heritage is the Japanese American Museum of San Jose (formerly JARC). It strives to collect, preserve, and disseminate the arts, history and culture of Japanese Americans in the Santa Clara Valley through workshops, special events, exhibits and oral history projects. The organization was originally located in the historic Issei Memorial Building, formerly Kuwabara Hospital, and recently relocated to the former residence of Tokio Ishikawa, MD.

<http://www.jamsj.org>

The Preservation Action Council of San Jose has been a longtime advocate for preserving the city's Japanese American cultural resources. The Council produced a walking tour and history that are still being used to educate the public about the city's Japanese American heritage. In response to new opportunities for funding cultural preservation initiatives in the three remaining California Japantowns, provided under SB 307 and Proposition 40, a new nonprofit organization has formed in San Jose, the Japantown Community Congress. The Congress intends to work with the City of San Jose on its planned survey of Japanese American cultural resources and to implement a series of new initiatives focused on cultural preservation.

Preservation Efforts in Other Cities

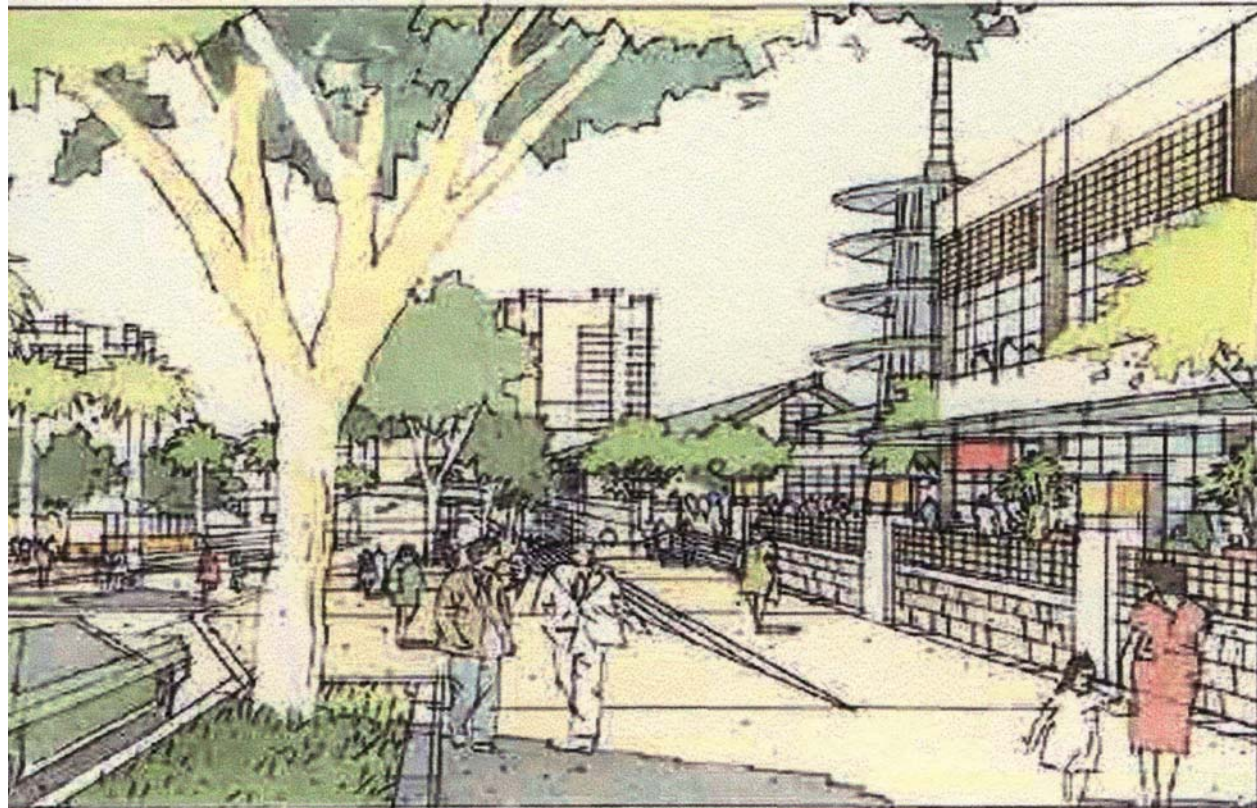


Image from *Concepts for the Japantown Community Plan* Japantown Planning Preservation and Development Task Force.

San Francisco

The location of Angel Island Immigration Station in the San Francisco Bay testifies to the city's critical role as a port of entry for Japanese American and other Asian immigrants to the US mainland. San Francisco's Japantown has changed greatly over the years, but it still serves as a cultural hearth, as home to an array of businesses, community organizations and cultural activities, including the annual Cherry Blossom Festival, the Nihonmachi Street Fair, Bon Odori and New Year's Activities. The Cherry Blossom Festival has been an annual event since 1967. This year marks the 30th anniversary of the Nihonmachi Street Fair.

San Francisco has seen significant community organizing in the past five years to preserve and enhance Nihonmachi. The Japantown Planning Preservation and Development Task Force was formed in 1998 to address the need for long term planning. The Task Force, with support from the Mayor's Office and funding from the San Francisco Redevelopment Agency, underwent an 18-month planning process that resulted in a New Japantown Community Plan, intended to preserve and enhance the Japantown community. The consultation and community involvement process resulted in two documents:

- *A Community Needs Assessment and Recommendations* (October 1999/January 2000)
- *Concepts for the Japantown Community Plan* (November 2000)

The *Concepts* document addresses urban design and economic development issues, focusing on three dimensions:

- It identifies priority action programs and projects vital to the future social, economic and physical vitality of Japantown;
- It begins to define a framework of urban design elements that can guide the long range improvement of the Japantown neighborhood environment; and
- It shapes an action plan that addresses a broad range of neighborhood concerns and issues.

The recent publication of *Generations*, by the Japanese American Cultural and Community Center of Northern California (2000), provides visual documentation of the historical development of San Francisco's Japantown and vibrant images of its continuing role as a center of community activity.



*Taru Mikoshi (sake barrel shrine);
the grand finale of the Cherry Blossom Festival Parade.*

Image from the *Japan Center San Francisco Map and Guide*.

Preservation Efforts in Other Cities

2002 Year-End Report, California Japantowns Preservation Committee
California Japanese American Community Leadership Council
Submitted by: Alan Nishio, Committee Chair

Background

With its establishment in 1998, the California Japanese American Community Leadership Council affirmed as one its three priorities the historic and cultural preservation of the three remaining historic Japantowns in Los Angeles, San Francisco and San Jose. Prior to World War II, there were over 40 active Japantowns in the United States. As a result of assimilation and the forced removal of Japanese Americans from the West Coast and Hawaii during World War II, the Los Angeles, San Francisco and San Jose Japantowns represent the only remaining functioning Japantowns in the United States.

To strengthen the work of the leadership council in historic and cultural preservation efforts, the California Japantowns Preservation Committee (CJPC) was formed in August 2000. This committee is an arm of the leadership council and consists of representatives active in cultural and historic preservation activities in the Los Angeles, San Francisco and San Jose Japantowns. The purpose of the California Japantowns Preservation Committee is to provide a statewide coordinated effort between the Japantowns in advocating for increased support for historic and cultural preservation efforts.

Senate Bill 307

A major initial achievement of the California Japantowns Preservation Committee was the introduction and successful passage of Senate Bill 307. SB 307 was introduced by State Senator John Vasconcellos at the request of the California Japanese American Community Leadership Council. This legislation established a pilot program to provide funding for the development of specific plans for the historic and cultural preservation of the Japantowns in Los Angeles, San Francisco and San Jose. This historic legislation was signed by Governor Gray Davis in October 2001. The major provisions of SB 307 included:

- Requires the State Librarian to provide one-time grants in equal amounts for Japantown preservation efforts in Los Angeles, San Francisco and San Jose.
- Requires each city to use the grant to aid in preparation, adoption or implementation of "specific plans" to preserve Japantowns.
- Requires each city to work in consultation with a community organization that includes but is not limited to the following representation: (a) Japantown residents, (b) Japantown business owners, (c) Japantown property owners and (d) nonprofit organizations serving Japantowns.
- Requires each city to evaluate proposed Japantown development to determine consistency with the specific plan based on the development's (a) impact on cultural and historical character of Japantown, (b) impact on current Japantown infrastructure and (c) ability to enhance vitality of Japantown and address community needs.
- Requires State Librarian to report to the Legislature by 12/30/04 regarding accomplishments of the grant program.

In preparing for the implementation of SB 307, the CJPC held meetings in March and April to begin planning. As an outgrowth of these efforts, the leadership council, in conjunction with the California State Library, sponsored a statewide meeting of community and city representatives from Los Angeles, San Francisco and San Jose to discuss how the provisions of the legislation could be implemented within Japantowns to further cultural and historic preservation efforts. This meeting was held in May 2002 in San Francisco with over 100 people participating in this workshop.

Proposition 40

The CJPC endorsed and participated in the campaign to seek passage of Proposition 40, a statewide initiative that would provide bond support for capital improvements and facilities, including \$267 million directed toward cultural and historic preservation projects. Support efforts included participating in the statewide coalition supporting Proposition 40, sponsoring press conferences with public officials to express support and submitting articles and advertisements in community newspapers. Proposition 40 was successfully passed in March 2002.

In recognition of the efforts undertaken by the CJPC to promote historic and cultural preservation efforts in California's Japantowns, Governor Davis allocated \$1 million in Proposition 40 funding for California Japantowns Preservation. This recommendation was made in November 2002.

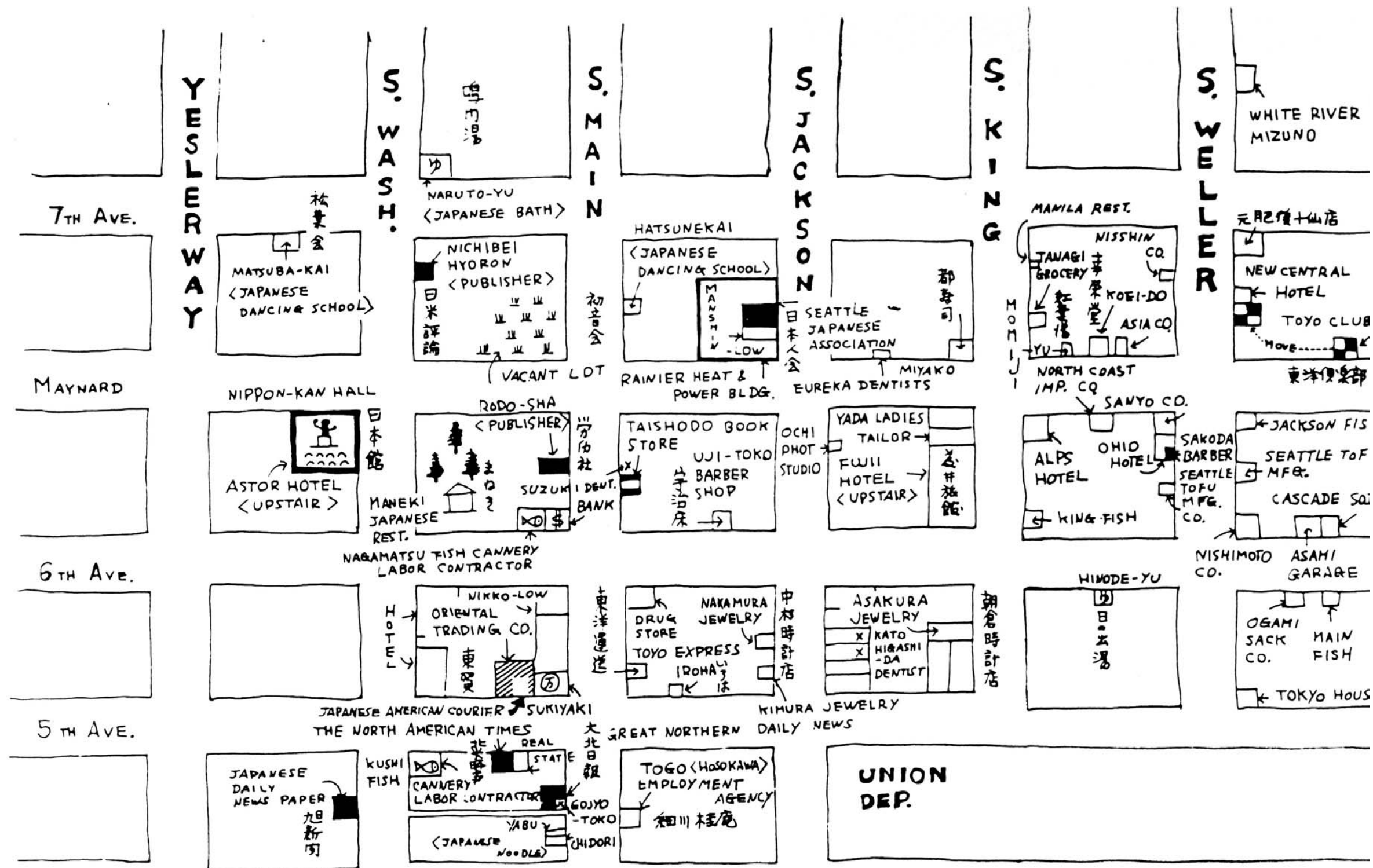
In response to Governor Davis's allocation of funds, the CJPC met to develop a common statewide framework for local Japantowns projects. Arising from these efforts was the development of the "California Japantowns Cultural and Historical Identity and Heritage Project." This project seeks to use Proposition 40 funds to preserve and revitalize California's Japantowns through cultural and historical identity development and beautification projects to increase visitation and tourism.

2003 Update by Paul Osaki, Executive Director, Japanese Cultural and Community Center of Northern California

In November of 2000, an historic gathering took place in San Jose's Japantown; for the first time, representatives of the last three remaining historic Nihonmachi in California came together to discuss how they could collectively work to preserve their historical and cultural Japantowns. At one time in California's history, there were close to 50 Japantowns, but with the forced evacuation of those communities during WWII and later redevelopment, most were lost forever. Working and thinking together as a statewide coalition was no easy task. Most representatives from each of the Japantowns had never met each other, let alone worked together. Within the various Japantowns there existed many similar issues and several commonalities, however each had its own history and stories to tell. But collectively, they all knew one thing—unless they started working together, acting together and pulling their resources together, the fate and future of their cherished Japantowns were at risk. With the efforts of the three Japantowns under the leadership of the California Japanese American Community Leadership Council and many other Japanese Americans from throughout the state, along with the support of the California State Legislature, SB 307 was passed into law two years ago. This legislation was the first time in California's history that the state recognized the value of its Japantowns and the importance of preserving them. SB 307 also provided funding for the last three remaining historic Japantowns in California to conduct plans for implementation within their respective cities to ensure that these Nihonmachi be preserved. It would also create the first official definition of what "cultural preservation" meant from a planning and economic development standpoint and could be used by the State in its efforts to help preserve other underrepresented and exploited communities. Unfortunately, SB 307 was passed without adequate funding. Seed money was directed to initiate plans to develop the first phase of the planning effort which was to first have each Japantown develop a definition of what historical and cultural preservation meant to their community. The CJACLC will act as the coordinating organization of this effort. A final report and meeting will take place in early 2004 between representatives of the three Japantowns of San Francisco, San Jose, Los Angeles and others interested in the findings and conclusions. A year after the signing of SB 307, the California state voters passed Prop 40, a bill that would allow for funds to create an historical and cultural endowment program for the state to fund projects to support cultural preservation measures throughout the state. The Governor, in recognition of the efforts of the California Japantown communities, allocated \$1 million from Prop 40 funds to the three Japantowns to assist with their preservation plans and efforts.

Map - Historical

Kazuo Ito's map suggests the density and vitality of life in Seattle's Nihonmachi in the pre-war period.



Map - Historical



Main Drug and Sun Hotel - 520 Main St.



Panama Hotel 601-611 Main St.



Maneki - 214-218 6th Ave. S.



Maneki Gate 214 6th Ave. S.



Nippon Kan - 628 S. Washington St.



Japanese Language School - 1414 S. Weller St.



Pacific Printing - 601 Main St.



NP Hotel - 406-410 6th Ave S.



Uwajimaya Store



Togo Employment Agency - 411 Main St.



Higo - 600-612 Jackson St.



Jackson Cafe - 518 Jackson St.



Buddhist Temple - 1427 S. Main St.



Rainier Heat and Power - 316 Maynard St.



Koyodo Confectionary - 514 Maynard St.

Map - Contemporary

Any effort to revitalize Seattle's Nihonmachi needs to take into account the steep slope that crosses the neighborhood.



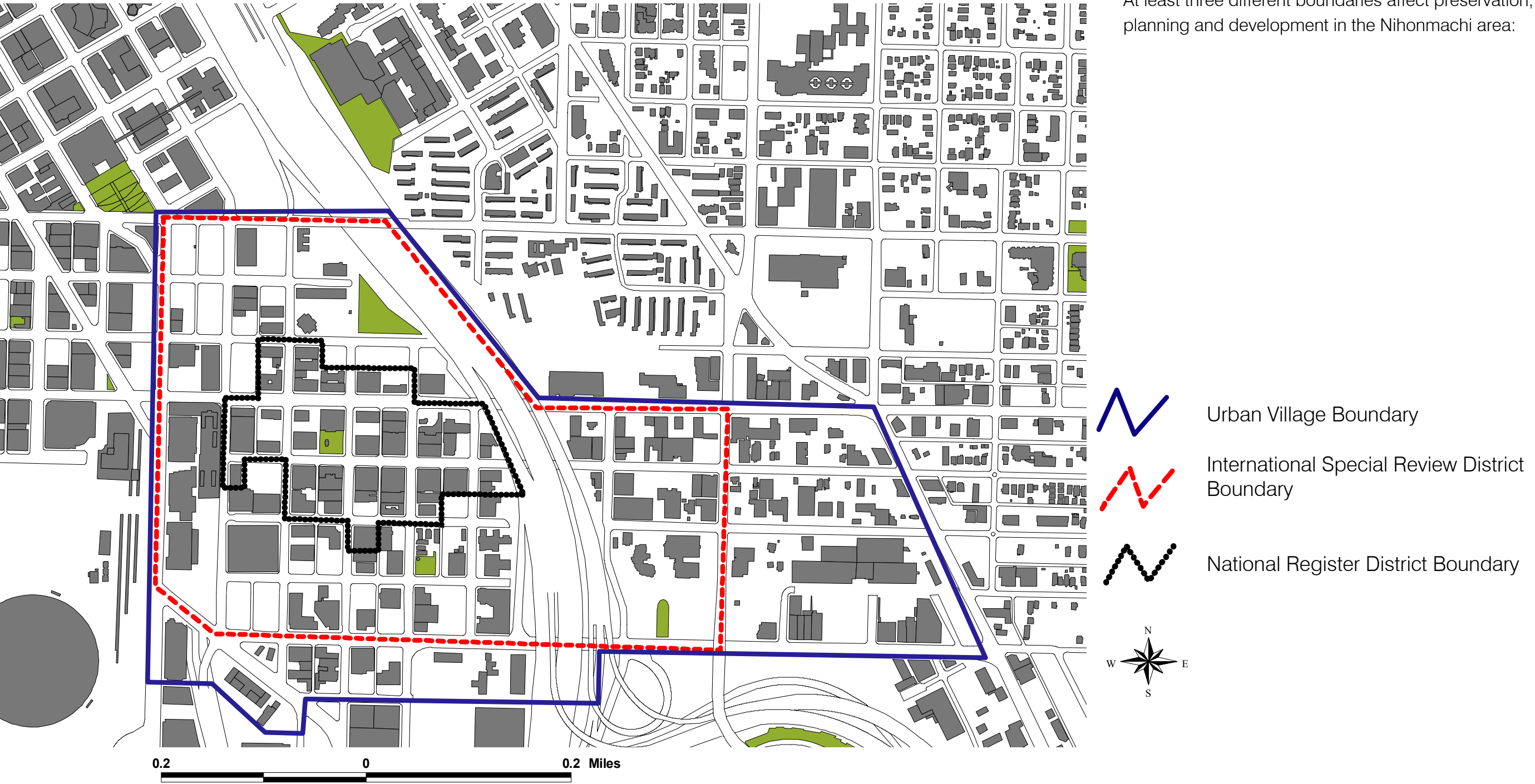
- Intersection of Sixth Ave. and S. Main St.
- Parks
- Contour lines
- Buildings
- Edges of pavement

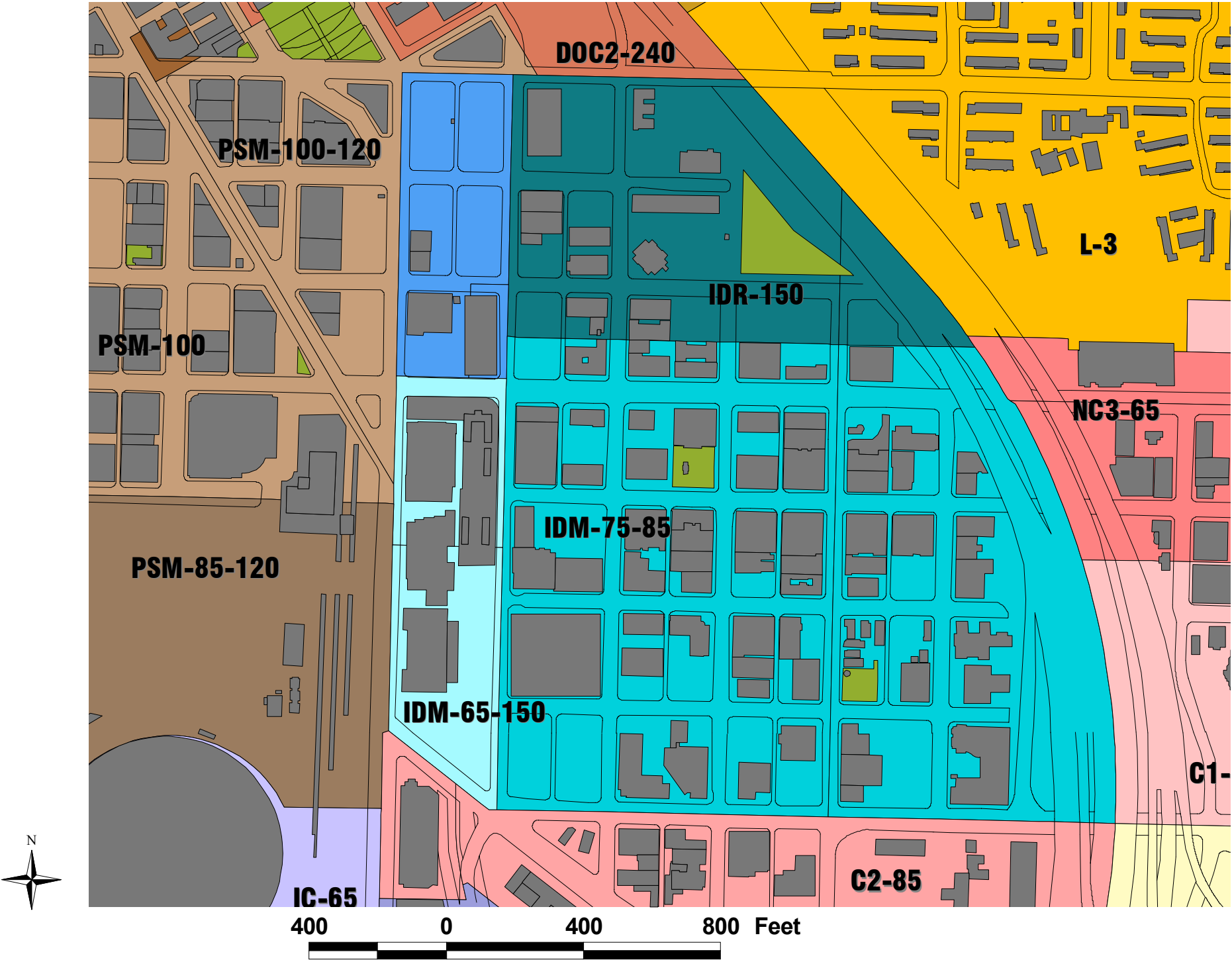


0.2 0 0.2 0.4 Miles

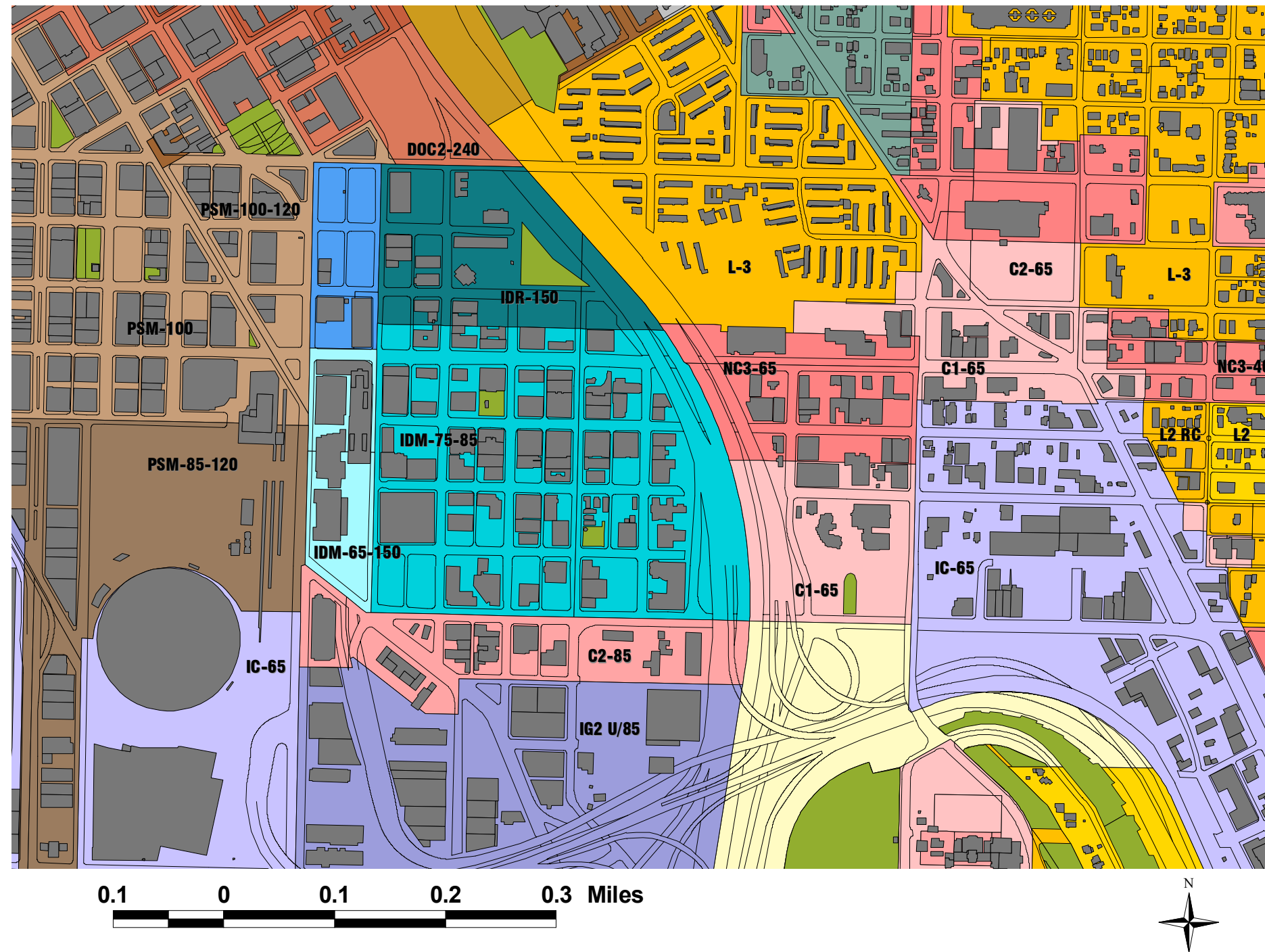
Map - Contemporary

At least three different boundaries affect preservation, planning and development in the Nihonmachi area:





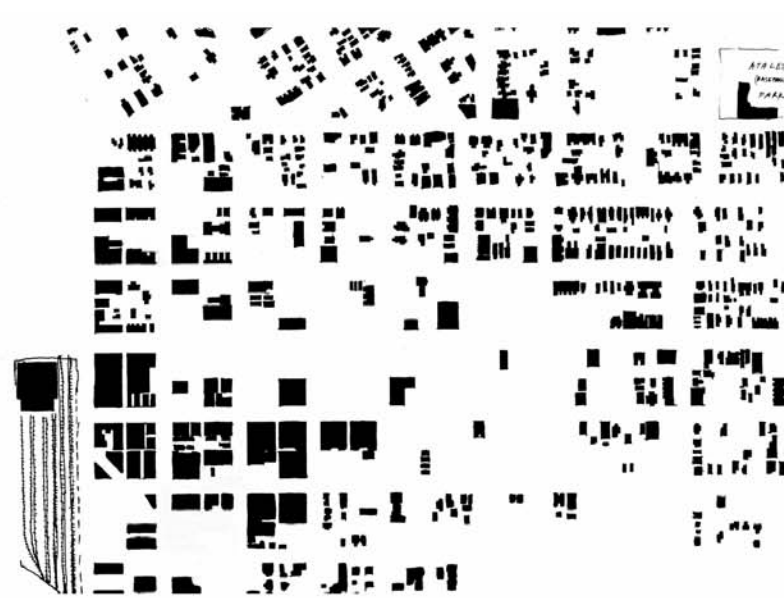
Zoning – Large Scale



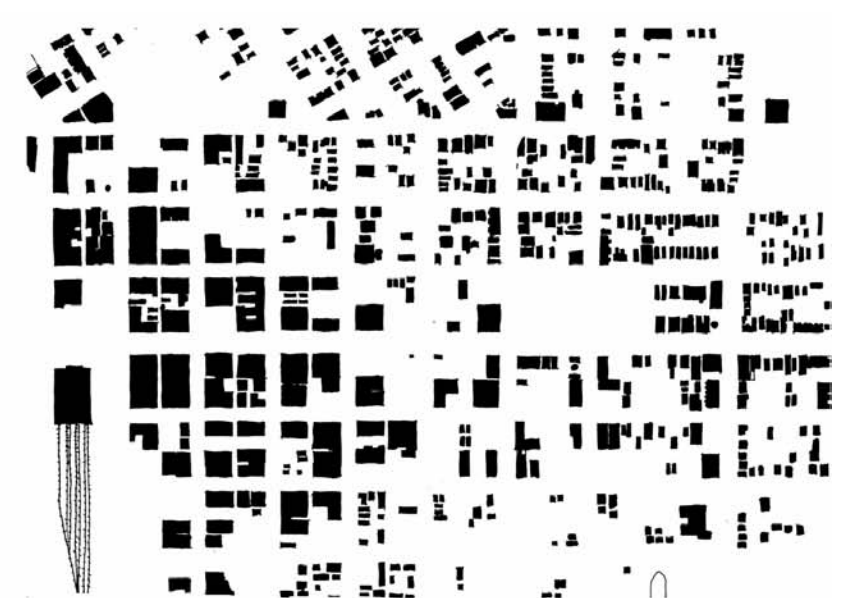
Figure/Ground - Historical



1905



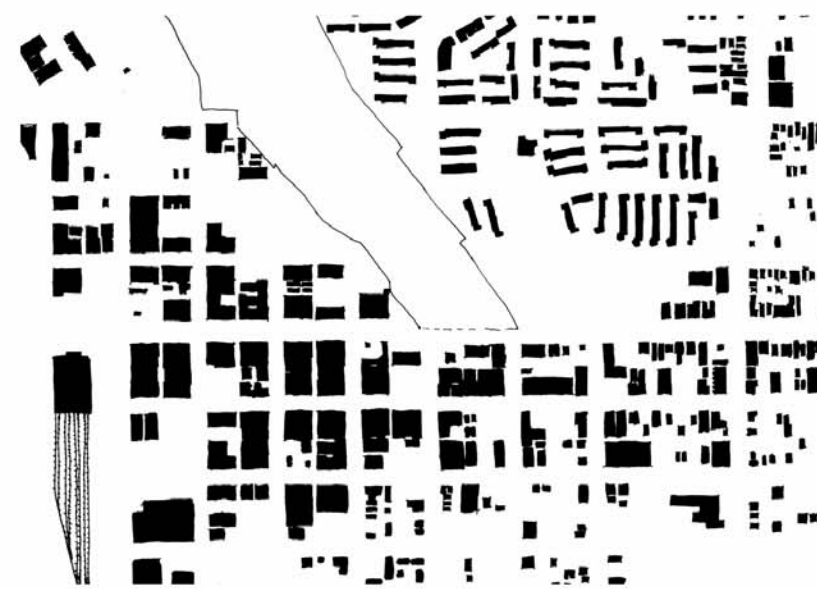
1912



1920



1928



1950



2000

figure / ground drawings by kathleen kern

This sequence of maps shows the transformation of the International District area over the past 100 years.

Figure/Ground - Contemporary



Nihonmachi Buildings - photos

Panama Hotel Then



Panama Hotel Now



Nihonmachi Buildings - photos

NP Hotel – Then



NP Hotel – Now

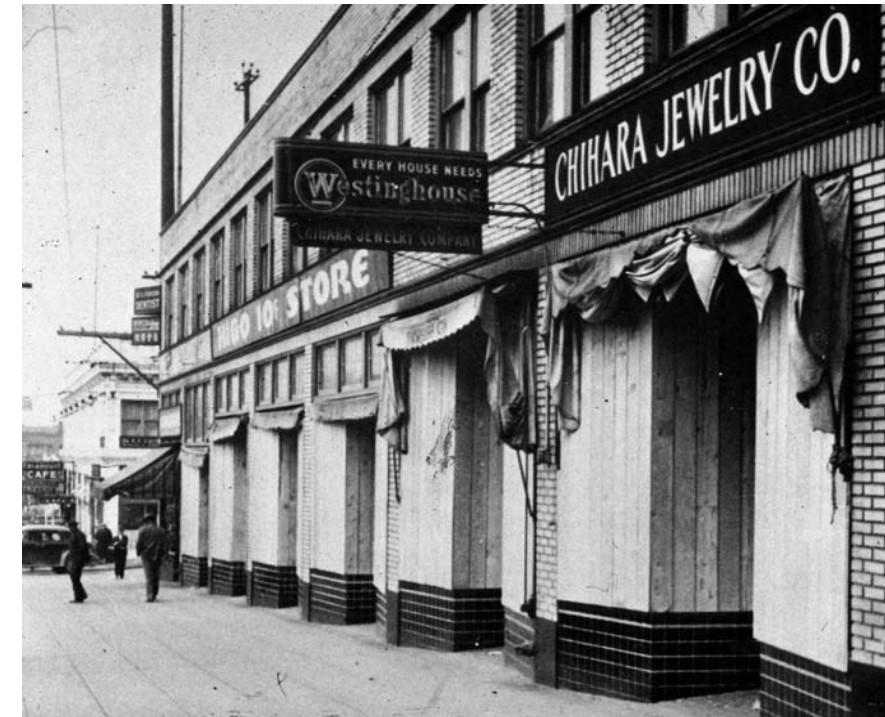


Nihonmachi Buildings - photos

Higo on Jackson – Then



Then



Higo on Jackson – 1942



Now



Nihonmachi Buildings - photos



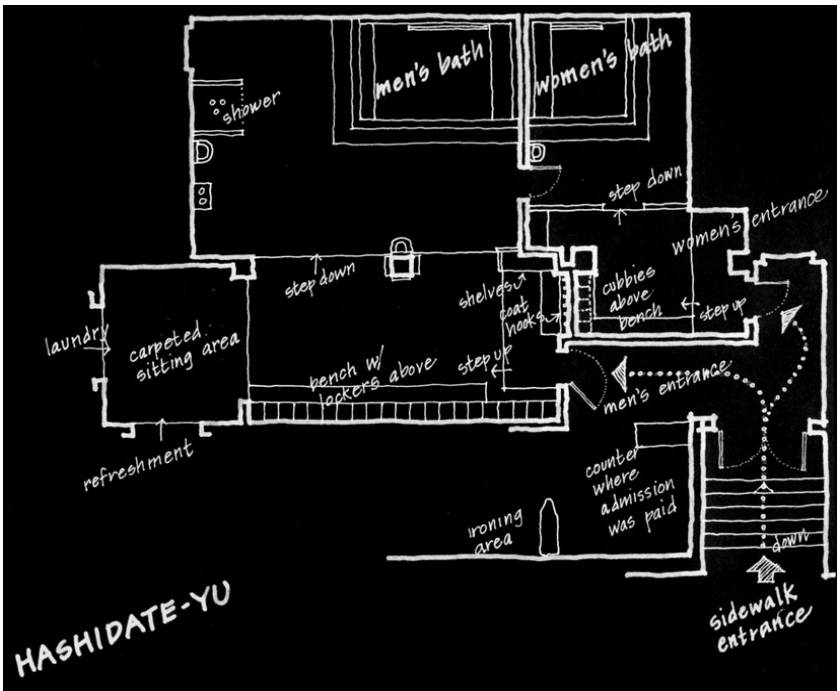
Jackson Street



Wasada baseball team in front of NP Hotel



Panama Hotel and entry to Hashidate-Yu



Hashidate-Yu Bathhouse Plan

Nihonmachi Buildings - photo elevations

East side of Sixth Ave. between S. Main St. and Jackson St.



North side of Jackson St. between Sixth Ave. and Maynard Ave.

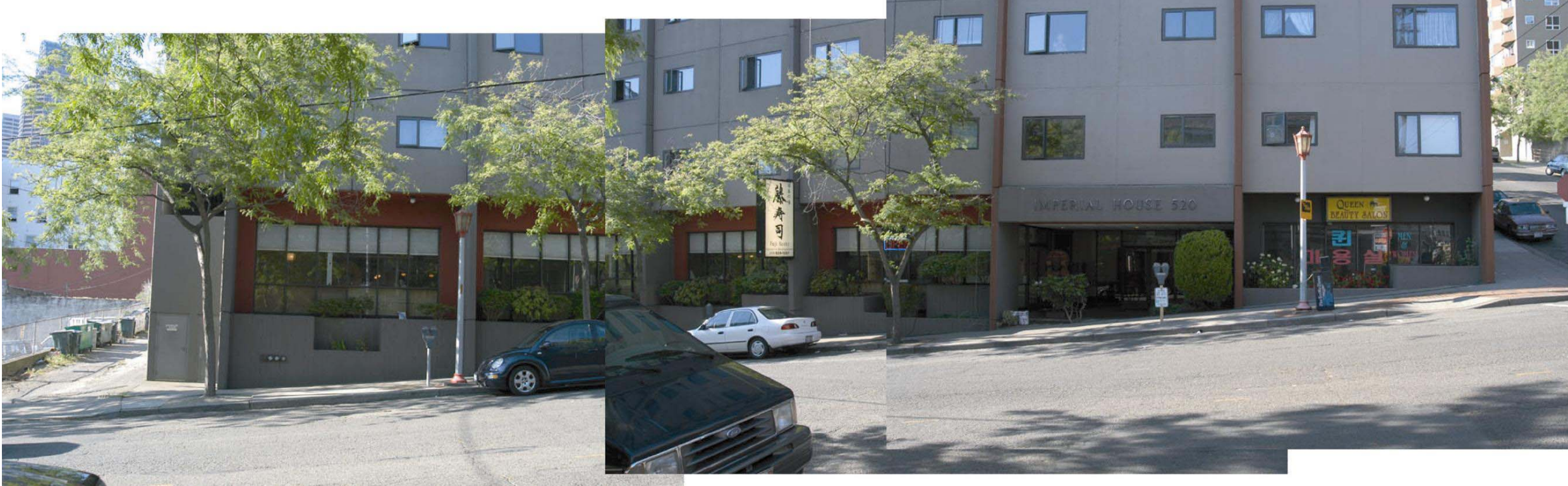


Nihonmachi Buildings - photo elevations

North side of S. Main St. between Fifth and Sixth Avenues (west of alley)



North side of S. Main St. between Fifth and Sixth Avenues (east of alley)



Nihonmachi Buildings - photo elevations



South side of S. Main St. between Sixth and Seventh Avenues

Plans for Future Development

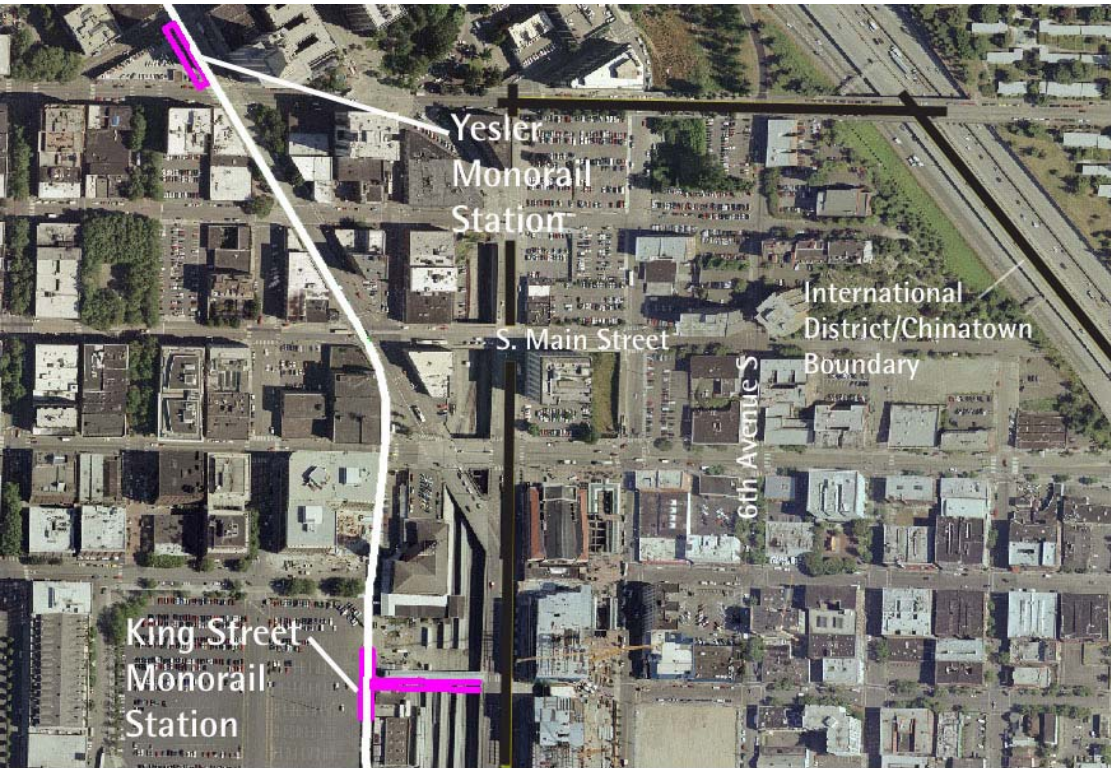
A City Under Development

This section is intended to provide a brief summary of the various plans and projects in and around the International District and Nihonmachi that will have an impact on the historic character, vitality and accessibility of the neighborhood.

MONORAIL

Seattle voters established the Seattle Monorail Project in 2002 to build a citywide monorail system. The Seattle Monorail Project is a City Transportation Authority governed by a nine-member board selected through direct election and appointment by the board, the Mayor and the City Council. The project is funded by a vehicle excise tax of approximately .85% of a vehicle's value. The project is currently in its first phase to build the 14-mile Green Line.

The \$1.75 billion, 14-mile Green Line will run from Crown Hill in north Seattle to Morgan Junction in southwest Seattle, connecting Ballard, Seattle, Center, the Downtown retail and business core, Pike Place Market, the Ferry terminal, Pioneer Square, the International District, Seahawks Stadium, Safeco Field and West Seattle. The first segment will open in 2007. Construction of the Green Line is scheduled to begin in 2005 and the first segment of the line is scheduled to begin operation in 2007. The entire Green Line will be in operation in 2009. The planning of a second line is expected to begin sometime in 2003 and all funding for future monorail lines will be submitted to Seattle voters for approval. Additional information on the Seattle Monorail Project, including updates, can be obtained at <http://www.elevated.org/>.



Seattle Monorail Project

SOUND TRANSIT

Sound Transit is a regional public transit agency delivering a mix of rail, regional bus routes and new transit facilities to the citizens of urban King, Pierce and Snohomish counties. Link Light Rail is one of Sound Transit's transportation projects and its initial 14-mile line is projected to carry at least 42,500 riders a day by 2020. Sound Transit is working with neighborhoods, artists, and cities to ensure that the light rail system and stations are an asset to each community. When the system is completed, Link Light Rail trains will take riders to a number of destinations, providing greater access to jobs and services and increased choices for housing.

The initial 14-mile Central Link Light Rail line will serve downtown Seattle, the industrial area south of downtown and residential and commercial neighborhoods in Beacon Hill, the Rainier Valley, Tukwila and SeaTac. Sound Transit estimates that the line will create a new transportation corridor where 45,000 residents live and 170,000 jobs are located within one-half mile of station entrances. The International District Station will be located at the existing bus terminal at S. Jackson St. and Fifth Ave. S. The bus tunnel will be closed mid-2007 to install new rail and other safety measures. Light rail service is estimated to start at the International District Station in 2009 and will handle approximately 3,300 daily light rail boardings by 2020. Additional information on the Sound Transit Link Light Rail project can be obtained at <http://www.soundtransit.org/linkrail/linkrail.htm>.



Map of the initial 14-mile Central Link Light Rail line.

Plans for Future Development

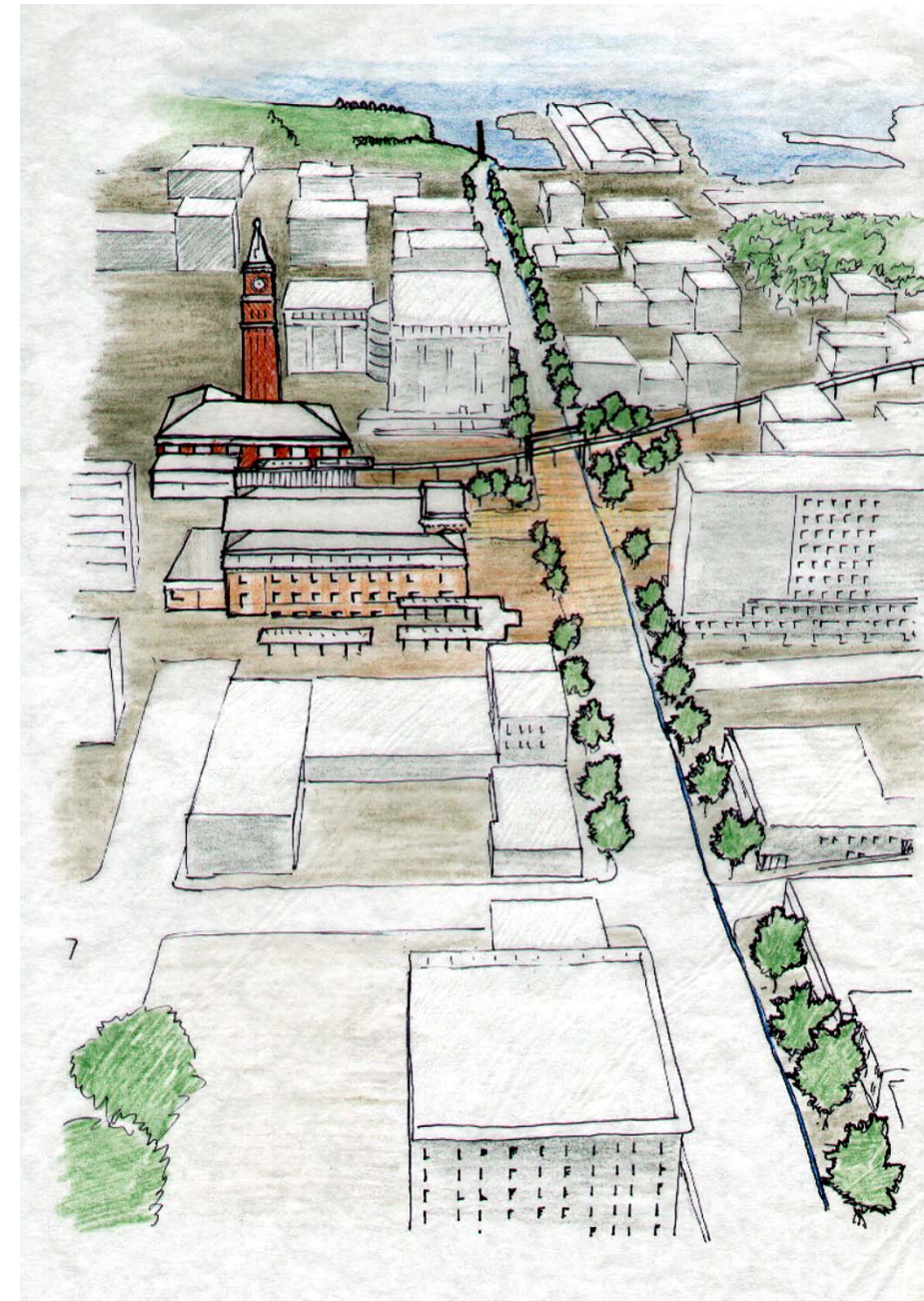
KING STREET STATION

The University of Washington's Center for Environment, Education and Design Studies (CEEDS), Washington State Department of Transportation (WSDOT), and City of Seattle CityDesign co-sponsored a week-long design charrette in April 2003, with additional support from OTAK Inc., SoundTransit, and Vulcan Inc. Following an eighteen-year-old tradition at the university, the charrette brought students, faculty and practitioners from various disciplines together with key stakeholders to develop long-term proposals for a transportation community in the area surrounding King Street Station in south Seattle. This area, which serves as a crucial transportation hub for the region and the state, is already undergoing significant transit expansion and construction (Sounder commuter rail, Link Light Rail, transit bus service, Amtrak Cascades, monorail, intercity bus service, Washington State Ferries terminal), and is also experiencing considerable commercial and residential development. By exploring a range of urban design strategies, the charrette co-sponsors hoped to help foster a unified vision for a transit community that serves the needs of the traveling public, the city, and the Chinatown/International District and Pioneer Square neighborhoods.

During a three-hour visioning session, eighty persons worked in six small groups to "play around with" designing the study area. Each small group reflected upon the values underlying its decisions and then wrote several design principles. Through a voting process, the large group agreed on five design principles, one of which gave priority to the pedestrian environment. This particular principle was critical in allowing the design teams to consider that streets are not channels for vehicles but rather are a setting for public life. For this reason, the three design strategies developed in the charrette would all enhance the historic Nihonmachi environment, linking it via Jackson St. to a civic plaza at the station and on to the waterfront. The challenge is to convince the transportation planners that it is an oxymoron to allow vehicular traffic to dominate an area that is to be a multi-modal hub of public transportation. As Council Member Richard Conlin said after viewing the charrette sketches: "These proposals illustrate that transportation is way too important to leave to transportation planners."



A proposed section through Jackson Street.



Jackson as a Green Street connecting to the waterfront.

Plans for Future Development

THE BLUE RING

The Blue Ring is Seattle's open space strategy for the Center City. The Center City is composed of ten diverse neighborhoods in and around downtown Seattle. The project grew out of strong community activism and a commitment to creating urban vitality, eclecticness, sustainability and social equality at the core of Seattle and the Puget Sound region. The Blue Ring is being developed by CityDesign, the City of Seattle's office for urban design, with the help of a planning and design team led by Mithun.

Public open space is vital to the quality of life we desire in a growing city. It provides the shared spaces where we can interact with both neighbors and strangers. In a high-density urban setting, public streets, parks and plazas provide the outdoor spaces that are often privatized elsewhere. They make room for festivals, parades and other special events as well as providing places to relax during a normal day. Safe, well-planned and open spaces can become the "outdoor living rooms" of our neighborhoods.

The Blue Ring consists of public open spaces and civic destinations of regional significance linked by selected public rights-of-way. These places are diverse in form and purpose; some already exist, while others are in the planning stages. The connecting public rights-of-way will be improved to serve as both amenable environments for pedestrians and cyclists and functional streets for vehicles. Large portions of the Blue Ring will help bridge the physical gaps between neighborhoods resulting from I-5 and the Alaskan Way Viaduct. Shoreline improvements to two parts of the Blue Ring, the Waterfront and South Lake Union Park, will provide people with direct access to water. The most challenging improvements will be physical changes to the waterfront and a lid over I-5. The Blue Ring may be defined in a number of different ways. It may include a series of features that celebrate water in playful and artful ways. It may include a wayfinding system to provide joggers and cyclists a recreational path encircling Center City. Or it may include special lighting and wide promenades to encourage strolling, vendors and gardens along its path. More than a line on the map, the Blue Ring framework will be developed to provide specific design directions to improve physical design of Seattle's urban center.

This 100-year vision is the first part of a strategy for the public spaces for Center City Seattle. This strategy has been drafted to provide a mechanism for coordinating a large number of plans, private developments and capital improvement projects in the Center City, and to shape a coherent system of places into a healthy public realm. The result of years of work by neighborhood advocates, City of Seattle staff, elected officials, and others, the "Blue Ring" Open Space Strategy shapes both a common vision for the long term and an implementation plan for a public realm that is comfortable, beautiful and teeming with activity. The Blue Ring now consists of two draft documents released on June 25, 2002: *The 100-Year Vision* and *The Next Decade*, a 10-year implementation strategy.



Map of the Blue Ring.

Plans for Future Development

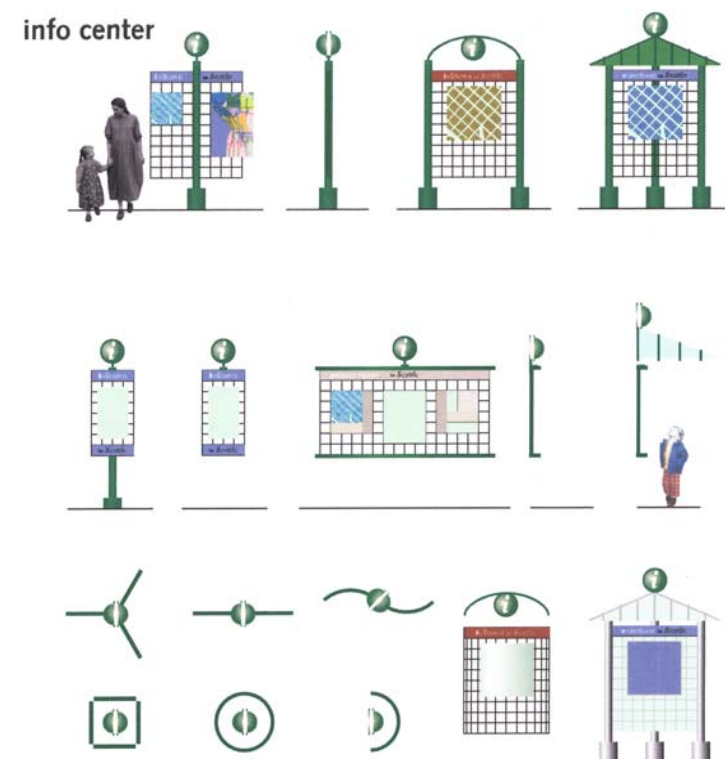
WAYFINDING

The Center City Wayfinding Project will provide signage, maps and a website that will enhance everyone's ability to move about the city, locate destinations and obtain information. In the late 1990s, the City of Seattle was awarded a three-part Federal STP grant to design and implement a downtown wayfinding system. In 1998–1999, the City of Seattle's Transportation Department completed a pilot project that resulted in 28 wayfinding kiosks along Pike and Pine Streets, First Ave. and other locations. CityDesign, along with consultants Sea Reach, Ltd., are currently developing a manual of design standards and location plan for a comprehensive wayfinding system in the Center City area. The goals of the Center City Wayfinding Project are to achieve the following:

- A comprehensive Center City wayfinding system that also complements neighborhood character.
- A seamless wayfinding system that will enable people to easily find key destinations, park their cars and feel confident with walking and using transit in the Center City.
- A flexible yet consistent wayfinding system for all users.

Additional information may be obtained by contacting Robert Scully at 206.233.3854 or by visiting the Center City Wayfinding Project website:

http://www.cityofseattle.net/dclu/CityDesign/DesignLeadership/Conn_n_Places/CenterCityWayfinding.htm



Possible wayfinding kiosk options.

CENTRAL WATERFRONT PLAN

The Central Waterfront Plan recognizes the Seattle waterfront as a valuable regional resource with enormous potential for economic and social benefits. The waterfront has long been separated from Seattle's urban fabric by the Alaskan Way viaduct; the current need to replace or rebuild the viaduct is a catalyst for central waterfront planning by the Department of Design, Construction and Land Use (DCLU). The purpose of the Central Waterfront Planning effort is to define a community vision for the future of the area. The Plan is intended to reconnect Seattle to its "front porch" and to create a vital, active waterfront for local and regional residents, workers, tourists and visitors. The planning area encompasses the corridor between the Elliott Bay shoreline and 1st Ave., extending from Myrtle Edwards Park on the north to Atlantic Ave. on the south. The planning area specifically encompasses Piers 48 to 66 and Terminal 46. The Plan will be developed in stages with opportunities for public involvement for each stage. Additional information on the Central Waterfront Plan may be obtained through the following DCLU websites:

<http://www.cityofseattle.net/dclu/CentralWaterfront/default.asp>

<http://www.cityofseattle.net/dclu/CentralWaterfront/Overview.asp#>



Seattle's central waterfront.

Plans for Future Development

CHINATOWN, JAPANTOWN, LITTLE SAIGON INTERNATIONAL DISTRICT URBAN DESIGN PLAN

Inter*Im, along with consultants Nakano Associates and a Community Advisory Board, have been developing an urban design plan for the International District over the last year—*The Chinatown, Japantown, Little Saigon International District Urban Design Plan*. The plan addresses such urban design elements as streetscapes, intersections and open space, with specific attention to lighting, trees, street furniture, public art, signage and street surface. Future plans include developing guidelines for new construction in the community.

- Community input has helped create principles for physical improvements to help create a healthy, livable neighborhood:
- Public rights-of-way are public resources and potential sources of open space that provide opportunities to beatify the community and facilitate economic development.
 - Sidewalks and paths should facilitate pedestrian movement both within the community and to adjacent neighborhoods. Improvements must enhance the pedestrian environment, including exposing commercial activity to and on the street/sidewalk.
 - Streetscapes and open spaces should facilitate community-building by incorporating community events and process in their planning, construction, and use.

The urban design plan cites the Panama Hotel, N.P. Hotel, Nippon Kan Theater, Kobe Terrace Park and Danny Woo Community Garden as prominent sites in the Japantown/Nihonmachi area. S. Main St., Maynard Ave., Jackson St. and Sixth Ave. are named as important streets for Japantown. For example, Main St. and Maynard Ave. have been designated Green Streets by the city. In addition, Maynard Ave. links two important open spaces—Danny Woo Community Garden and Hing Hay Park. Several recommendations detail how Nihonmachi could be culturally distinctive through public art, street trees, and special street paving.

SOUTH DOWNTOWN VISION

Early in 2002, the Pioneer Square Community Development Organization met with several developers including Greg Smith of Martin Smith Development, William Justen of Samis, representatives from Nitzche-Stagen and Vulcan, to discuss how Pioneer Square could be enhanced with more open spaces and housing. These Pioneer Square developers reviewed Pioneer Square itself; the three-block area, which is currently parking lots, at the northwest corner of the International District (between Fourth and Sixth Avenues north of Jackson St.); the north parking lot of the football stadium; and the Port property southwest of Pioneer Square. They recommended that the housing capacity of the South Downtown area could be increased by more than 10,000 units and that additional open space including a major new park and several playfields could be developed. The plan calls for an increased height limit (from 120 feet to 240 feet) in the northwest corner of the International District, which would increase density. However, some community members are concerned with the shadow and view impacts of these zoning changes. Information about the plan is available at <http://www.seattlevision.org>.

FUTURE PROJECTS

Main Street Family Housing

Inter*Im is planning a 50-unit, low-income family housing project at the southeast corner of Main St. and Maynard Ave., which will be designed by Pyatok Associates. The site has been sitting as a vacant lot for several decades and has contributed to public safety problems. Current plans are to have an internal courtyard for residents, a unique amenity in a dense neighborhood, and offices and parking on the ground floor.



Model of Main Street Family Housing Project. Photo courtesy of Inter*Im.



Recent improvements made in Danny Woo International District Community Garden.

Danny Woo Community Garden Improvements

Inter*Im created a master plan for the garden two years ago, which identified areas in need of improvement: common areas near the tool shed, the western edge, and the southern edge. To this end, a design/build class from the University of Washington Architecture department recently completed work on the south edge.

Kobe Terrace Park Improvements

The Department of Parks and Recreation has been removing English ivy and replacing it with perennials; the goal is to eventually remove all English ivy from the park. The community plans to push the State to mitigate some noise impacts of I-5 in the park.

Plans for Future Development

Public Art

The Community Action Partnership and other neighborhood organizations are planning a public art project for the Main Street retaining wall located just below Danny Woo Community Garden. They have discussed creating a mural on the wall, but have not decided on a specific medium.



Existing retaining wall below Danny Woo Community Garden.

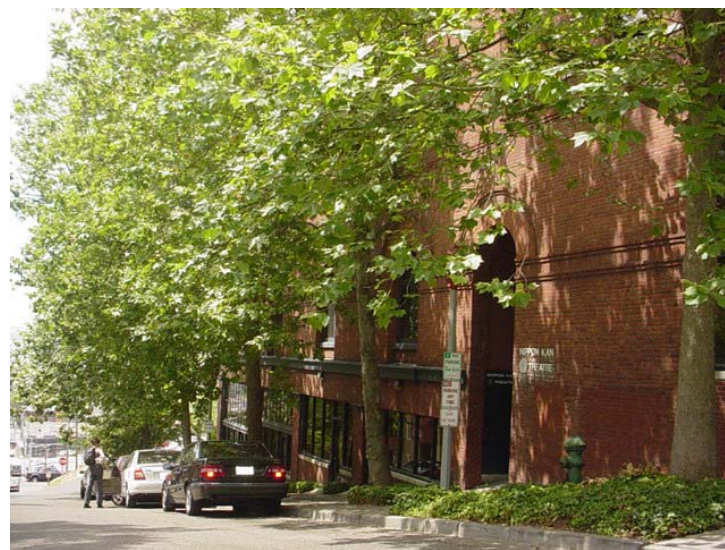
KEY PROPERTIES

Nippon Kan Theater

This structure has been for sale since the death of its late owner in 2002. Because Nippon Kan Theater is a landmark for the Japanese American community, it is important for the community to preserve this site and retain access to this cultural facility.



West façade of Nippon Kan Theatre.



South façade of Nippon Kan Theatre.

Sixth Ave. and Yesler Way

The City of Seattle owns this parcel that affords views over the city. The City planned to surplus the property in 2001, but has not been able to sell the land.

Main St. and Maynard Ave.

The Dermody Group LLC recently purchased a parking lot at this intersection, adjacent to the Panama Hotel. There is discussion of a mid-rise building being constructed on the site.

Parking Lot behind Ticino

Two potential buyers have looked at purchasing this property, but the property remains for sale.

Moriguchi Family Developments

The Moriguchi family owns two key parcels in the Japantown area. One is a half-block area on the east side of 5th Avenue between Main and Jackson Streets. The vision for this site is to begin development of a mid-rise hotel and apartment complex with retail at street level within the next five years. The other property is a quarter-block area at the northwest corner of 5th Avenue and Main Street. There are no current plans for development of this property.

Jackson Building

This building, where the Higo business currently resides, may soon be under new ownership due to the anticipated retirement of its present owner.

Japanese Cultural and Community Center of Washington

The local Japanese American community is interested in creating a cultural center. As the Nisei generation is getting older, people were beginning to be concerned that this vision would not be realized, which renewed interest in the project. In addition, the aging population affords opportunities to raise money for the project. As the Japanese American population becomes increasingly scattered, this center would create a cultural focal point. The facility's program will be finalized in July. The location for the cultural center has not been decided and organizers of the project are considering both renovation of an existing building, such as the Nippon Kan Theater, and building a new structure. In addition, they are exploring the possibility of building the center as part of a larger development project. Discussion at the charrette raised the question of how this property might contribute to the preservation of Japantown. For more information see <http://hostingprod.com/@jccw.org/home.html>.

Principles for Preservation

The following principles are from the City of Seattle’s International Special Review District Ordinance.

SMC 23.66.304 International District Mixed (IDM) Zone Goals and Objectives.

The IDM zone designation shall recognize and promote the area's unique social mix and urban design character. This area is the core of the International District which exemplifies Asian culture. A wide range of uses, including street-level retail, housing development above street level, and the rehabilitation of existing buildings, shall be encouraged. New residential uses and the rehabilitation of existing structures shall be encouraged to provide a diversity of residential opportunities. Specific objectives include the following:

- (1) To maintain and protect the International District core as an Asian cultural, retail and residential center;
- (2) To allow flexibility and discretion in land use controls, regulations and guidelines to address present conditions and those which may develop in the future;
- (3) To protect, preserve and promote small retail and commercial businesses;
- (4) To encourage development of housing above street level;
- (5) To encourage the rehabilitation of existing buildings; and
- (6) To assure new development compatible in scale and character with existing buildings.

SMC 23.66.306 International District Residential (IDR) Zone Goals and Objectives.

The International District residential area shall be predominantly a residential neighborhood with primarily residential uses. Other compatible uses shall be permitted to the extent that they reinforce and do not detract from the primary use of the area. The IDR designation and the regulations of the International Special Review District shall recognize and promote the area's unique social and urban design character. Special objectives include:

- (1) The establishment of the International District hilltop as one of downtown's predominant residential neighborhoods;
- (2) The development of flexible land use controls, regulations and guidelines to address present conditions and those which may develop in the future;
- (3) The design, siting and construction of structures which minimize view blockage from Kobe Terrace Park and from existing structures which are used primarily for residential purposes;
- (4) The design, siting and construction of structures which insure reasonable solar exposure and air circulation to adjacent properties;
- (5) The design, siting and construction of structures that are aesthetically compatible with the area's steep topography and/or nearby public open spaces.

The following goals and principles were developed in the International District Urban Design Plan

The public right-of-way that makes up our streets and sidewalks is an enormous public resource and potential source of open space that should be treated as an opportunity to beautify the community and help facilitate economic development. Streetscapes and open spaces should facilitate community building—the healthy interaction of people in a neighborhood. That includes incorporating community events, interaction and process in their planning, construction and use. Sidewalks and paths should facilitate pedestrian movement within the community, as well as to adjacent neighborhoods. Improvements must enhance the pedestrian environment, which includes exposing commercial activity to the street (sidewalk) or on the street.

Japantown (Nihonmachi)

The Japanese American community has settled in the District for more than a century. Inhabiting areas around the Yesler Terrace area before World War II and some blocks south of Jackson St., Japantown, also known as Nihonmachi, has shrunk to an area north of Jackson St. and south of Yesler Way, west of the I-5 freeway and east of 4th Ave. The Uwajimaya development and ownership of three city blocks, demarcates the extension of Japanese-American influenced businesses elsewhere in the District. Before World War II, this neighborhood had bathhouses and laundries, hotels, teahouses, schools and a theater. Fifth Ave. and Main St. housed the first Uwajimaya store, before it moved south of Jackson St. It was a thriving community until the internment of all Japanese Americans during World War II, when families were sent away to rural internment camps. While many people returned to Japantown after the war to run hotels, shops or other businesses, many had lost their businesses and began new lives elsewhere.

The intersection of Sixth Ave. and Main St. has been the historical center of the Japanese American community in Seattle. Uwajimaya's presence on Sixth Ave. and several Japanese small businesses, including the Panama Hotel and Teahouse on Main St. reflects the continued importance of the two spines of this community. Much of Japantown, however, has transformed over the last fifty years, where many buildings have been leveled and turned into surface parking lots.

As documented by historian Dr. Gail Dubrow at the University of Washington, historic Japanese districts are disappearing nationally. However, Dr. Dubrow argues that Seattle’s Japantown is the most intact Japanese American district in the United States, especially considering that exceptional buildings like the Nippon Kan Theater, the NP Hotel, the old Japanese Language School, and the Panama Hotel and Teahouse with the original Japanese bathhouse still standing. Besides these historic resources, a strong Japanese American community lives throughout the Puget Sound area and uses the various amenities in Japantown, as well as the Chinatown and Little Saigon neighborhoods. The Uwajimaya development and the recently renovated Panama Teahouse and NP Hotel are prominent reminders that the Japanese American community still plays a prominent role in this District. Uwajimaya attracts the most customers of any retail business in the community, while articles have been written about the Panama Teahouse (*Seattle Lifestyles* and *Pacific Northwest Magazine*).

Preservation and Urban Design Goals and Principles

Danny Woo International District Community Garden is another example that Japantown is a vibrant neighborhood. Blackberry brambles were systematically removed from the garden’s hillside in the mid-1970’s by community activists. This garden is still a vibrant, vital and important resource for the community, as it is constantly being cared for by community residents and social organizations. Inter*Im, who manages this space, has made a concerted effort over the last five years to prune the trees throughout the garden, including the trees along Main St. The added visibility of garden activities enriches and enlivens the streetscape along Main St. and down Maynard Ave. to Chinatown. In addition, Japantown has Kobe Terrace Park and two designated green streets providing the opportunity of developing Japantown as a very unique part of Seattle. Topographically, Japantown rises up on a hillside with sweeping views of Elliott Bay and Beacon Hill. In addition, the waterfront streetcar line that goes through the Pioneer Square area terminates in the Japantown neighborhood.

The numerous empty lots and surface parking areas needs to be analyzed, considering that this area may be a source of tremendous growth in the next decade. These developments will impact the streets, open space residential ratio and livability for the greater community. Consequently the District needs to promote a community driven vision for how potential new developments should be stitched together.

New construction will attract more residents and retail, enlivening Main St. and enhancing Kobe Terrace Park and Danny Woo Garden as safe, active public open spaces. One vision for what this neighborhood could become is highlighted on the next page. It is important that new construction is sensitive to the sunlight and views of the park and garden and to the scale and architectural integrity of the surrounding historic structures. Mixed-use buildings with parking below grade or behind the structure, restaurants and retail on the ground floor and housing above would best encourage pedestrian activity. The connection to Japantown from Pioneer Square would be strengthened with strategic wayfinding that is integrated with Green Street improvements. This would draw people from the streetcar up to the park at the top of the hill. The intersection of Green Streets at Main St. and Maynard Ave. provides an opportunity to create a park-like public square. The intersection could be repaved with the same material as the sidewalk, and the new buildings on either corner could be designed with gardens and plazas on the corners to define the public square.

Japantown

- Main street should be a park-like green street (it is already designated as such) featuring the intersections at Sixth Ave. and Main St. with public art and Maynard Ave. and Main St. as a park-like plaza.
- Work on and extend the Green Street on Maynard Ave. from the Danny Woo Community Garden to Hing Hay Park. Look at installing tree pods, a mid-block crosswalk between Jackson St. and Main St., and other landscape features on Maynard Ave.
- When the area between Fourth/Sixth Avenues and Yesler Way/Jackson St. is developed, the streets should include trees, lighting, furniture and public art that are consistent to the rest of the community, if not improved to the approval and assistance of the International Special Review District.
- Add steps, street furniture and landscaping to help people climb both Maynard and Seventh Avenues.

- Develop a public arts plan around Main St. and Sixth Ave. to highlight Japanese American culture and history.

Main Street (This section was recently added by Nakano Associates)

- Highlight intersection at Sixth Ave. and Main St. as the center of historic Japantown. This could be done through paving, public art and other wayfinding elements. These elements should help newcomers to the area understand its historical significance. This should be an opportunity for the community to come together every year to participate in the remaking of that marker.
- Encourage mixed-use in construction with sensitivity in color, materials, scale and detailing to existing adjacent buildings.
- Continue use of honey locust as the street tree in this area along Main St.
- Since the slope is often steep in this area, new construction should incorporate playful treatment of stormwater in fountains and water features. These should be related in concept to Japanese character, fish and aquatic natural systems. Pave intersection at Main St. and Maynard Ave. with same material and pattern as sidewalk as part of Green Street Improvements.

Claiming Two Intersections—Sixth Ave. and Main St., Main St. and Maynard Ave.

Main St. is already designated by the City of Seattle as a Green Street and is bordered on one side by the Danny Woo Garden. It is envisioned as a landscaped pedestrian way with more attention given to advanced methods of stormwater treatment. It is also an excellent opportunity to mark one intersection with public art to identify the historical heart of the Japanese community at Sixth Ave. and Main St. and affect new development at Main St. and Maynard Ave. to respond to the intersection as a public square. Focus on this street would also provide a stronger visual connection to the heart of Chinatown at Hing Hay Park. The idea is that the community work together to create a design for the intersection, which could also be held as a competition, and then they would paint the intersection together. This cooperation would build community, create immediate change, and become a promise for protecting the memory of that place. The intersection should be repainted by the community every year as a celebration.

Neighborhood Plan Goals and Objectives

- Improve circulation within the International District, including better transit services, bicycle amenities, and pedestrian-oriented physical enhancements within the community.
- Maintain and activate existing public parks, as well as acquire a new open space for the community.
- Preserve existing low-income units, encourage more family housing and moderate income units and rehabilitate existing vacant and sub-standard buildings.
- Support safe night-time businesses and a diversity of small businesses, and assist small businesses in finding external resources.

Preservation Tool-Kit

Rules and Regulatory Environment

The Seattle historic landmark designation process consists of four steps: nominating the building, object, or site; meeting designation standards; issuing controls and incentives for preservation of the landmark; and receiving an official, designating ordinance as an historic landmark. A landmark must be at least 25 years old and satisfy at least one of the six standards of designation as outlined in the Seattle Landmarks Preservation Ordinance. Applications are evaluated on a continuous basis throughout the year. Additional information on the landmark designation standards and process is available on the following City of Seattle website:

http://www.cityofseattle.net/neighborhoods/preservation/designation_process.htm

The Washington State Office of Archaeology and Historic Preservation (OAHP) locally administers the National Register of Historic Places, an official list of national cultural resources worthy of preservation including districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. The Secretary of the U.S. Department of the Interior Standards for Archaeology and Historic Preservation dictate what cultural resources are eligible for the National Register of Historic Places and are available through the National Park Service at the following website:

http://www.cr.nps.gov/local-law/arch_stnds_0.htm

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. Rehabilitations must meet the Standards to be eligible for the 20% federal rehabilitation tax credit. The Standards maintain that a property's historic character, use, or defining characteristics will be preserved. A full description of the Standards may be obtained at the following National Park Service website:

<http://www2.cr.nps.gov/tps/tax/rehabstandards.htm>

Main Guidelines for Alterations to Special Review District Properties

The International Special Review District (ISRD) is one of Seattle's historic districts. Certain changes to properties within the ISRD require a Certificate of Approval from the Board and the Director of the Department of Neighborhoods before the City will issue any permits. Such changes requiring review include:

- Any change to the outside of any building or structure (including painting)
- Installation of any new sign or change to any existing sign
- Installation of a new awning or canopy
- Any change to an interior that affects the exterior
- New addition, construction, and/or remodel

- A proposed new business or service (change of use)
- Any change in a public right-of-way or other public spaces, including parks and sidewalks
- Demolition of an building or structure

A Certificate of Approval is an official notice of approval issued by the International Special Review District (ISRD) Board and not a City permit to conduct the changes. Additional permits must be received from the appropriate City departments such as the Department of Design, Construction and Land Use (DCLU).

The regulations and guidelines that govern the ISRD are Seattle Municipal Code 23.66, Design Guidelines for Awnings and Canopies/Façade Alterations/Security/and Signs, and the Secretary of the Interior's Standards for Rehabilitation. For a complete set of regulations and guidelines for the ISRD, please contact the ISRD Coordinator at 206.684.0226.

Tools, Incentives, and Mechanisms for Preservation

The City of Seattle Historic Preservation Program in the Department of Neighborhoods offers incentives and mechanisms for landmark property owners to rehabilitate their properties including zoning and building code relief, and a special tax valuation for historic properties that keeps landmark property taxes at the rate prior to substantial rehabilitation for 10 years. Property owners interested in the special tax valuation program must submit an application with the King County Department of Assessment by October 1 after rehabilitation work has been completed. Applicants for zoning and building code relief must file an application with the Department of Construction and Land Use. Landmarks located in certain areas of Seattle's Downtown share additional incentives to transfer/sell the landmark property's development rights to other developers in the downtown area, exemptions from restrictions on commercial density in a residential zone, performing arts bonuses for preserved building façades, and development disincentives to demolish landmarks. Additional information on these tools is available at the following City of Seattle website:

http://www.cityofseattle.net/neighborhoods/preservation/incentives_state.htm

The City of Seattle Department of Neighborhoods also offers a Neighborhood Matching Fund to support neighborhood improvements, neighborhood planning, neighborhood organizing and public school/neighborhood partnerships that have a public benefit. The competitive selection process has different funding cycles and application deadlines each year. Additional information on this tool and specific due dates are available at the following City of Seattle website:

<http://www.cityofseattle.net/neighborhoods/nmf/about.htm>

Properties on the National Register of Historic Places are eligible to receive additional preservation incentives including façade easements, special grants-in-aid and the Historic Rehabilitation Tax Credit. The nomination process is evaluated on a continuous basis throughout the year. More information about these tools may be obtained through the Washington State Office of Archaeology and Historic Preservation:

<http://www.oed.wa.gov/info/lgd/oahp/>

The Washington State Housing Finance Commission locally administers the US Internal Revenue Code's Low-Income Housing Tax Credit (LIHTC) program. The tax credits offer a dollar-for-dollar reduction in tax liability to property owners and investors who agree to provide low-income housing for up to 40 years. The competitive application process is annual and the deadline for applications is usually mid-May. More information on this program is available at the following website:

<http://www.wshfc.org/tax-credits/index.htm>

The Seattle Office of Economic Development offers a development Funding Opportunity for Non-Profit Organizations to nonprofit organizations providing services in a Seattle neighborhood business district. Grants can support physical improvements in business districts such as benches, lighting enhancements, trash cans, graffiti removal and other improvements. Applications are due by 5:00pm on June 16 and Rob Watt (206-684-3348) is the contact person for this funding opportunity:

<http://www.cityofseattle.net/economicdevelopment/subpages/rfps.htm>

The Seattle Office of Arts and Culture (formerly the Seattle Arts Commission) offers funding to Neighborhood Arts Councils to support recurring festivals or events through the annual Neighborhood Arts Pilot Initiative program. Neighborhood Arts Councils must be in existence for at least one year to be eligible and the event or festival must take place inside the geographic district of the council. Applications for the 2003 program are due by 5:00pm on July 2 and additional information is available at:

<http://www.cityofseattle.net/arts/fundingapplications/default.asp>

The City of Seattle's Office of Housing's Multi-Family Rehab Loan Program offers low cost loans to building owners in the Pioneer Square and Chinatown/International District neighborhoods for rehabilitation that includes affordable housing, preservation of buildings in these historic districts, economic revitalization, or creation of new affordable housing units. Additional information on the terms and application process for this program can be obtained at the following website:

<http://www.cityofseattle.net/housing/03-HousingDevelopers/MultiFamilyRehabLoan.htm>

Examples From Seattle International District

Examples of preserved and rehabilitated properties in the International District that used various local preservation tools and mechanisms include the NP Hotel and the Eastern Hotel. By contrast, the Panama Hotel is an excellent example of preservation through private investment. Neighborhood improvements and artwork are other important forms of cultural preservation represented by the CIDBA Dragon Pole project.

The NP Hotel is owned and operated by Inter*Im Community Development Association. The project was completed in November 1994 with approximately \$5.8 million in tax credits through both the Historic Rehabilitation Tax Credit program and the Low-Income Housing Tax Credit program. It is a mixed-use building with 63 units of low-income housing and ground floor commercial space. Additional information is available on this project through the Inter*Im website:

<http://www.interimicda.org/ahp.shtml>

The Eastern Hotel is also owned and operated by the Inter*Im Community Development Association. The project was completed in 1998 with approximately \$6 million in tax credits through the Low-Income Housing Tax Credit program and the Historic Rehabilitation Tax Credit program. The Eastern also used the Neighborhood Matching Fund to partially fund a mural by Eliseo Silva in its lobby that reflects the lives of Filipino American laborers who were once housed in the building. The Eastern Hotel is a mixed-used building with 47 units of low-income housing and ground floor commercial space. Additional information is available on the project through the Department of Neighborhoods May 2001 newsletter:

http://www.cityofseattle.net/neighborhoods/news/News_May2001.pdf

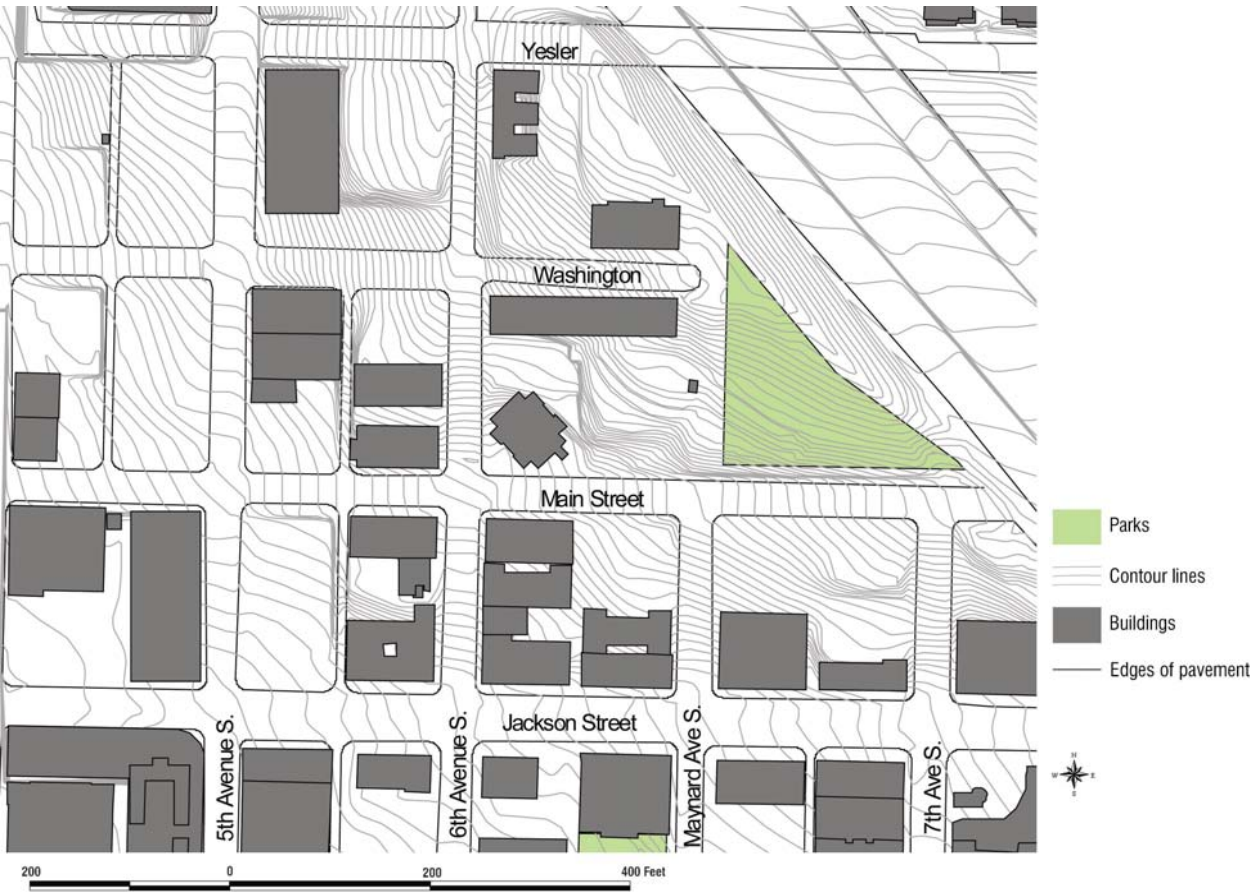
The Panama Hotel is preserved by the private investment and dedication of owner Jan Johnson. The historic property contains the preserved Hashidate-Yu bathhouse with guided tours. Johnson also operates a teahouse in the building's street level storefronts that maintains the character and ground floor usage of the property. These efforts to preserve the Panama have been recognized by the State Office of Archaeology and Historic Preservation. An NHL nomination for the property is pending. Additional information on the property is available at the Panama Hotel website:

<http://www.panamahotel.net/default.htm>

The Chinatown/International District Business Improvement Area (CIDBA) sponsored the CIDBA Dragon Pole art project through the use of the Neighborhood Matching Fund. The creative project uses 11 hand sculpted dragon sculptures as boundary markers and alternative "gateways" to the community. Additional information is available on the project through the CIDBA website:

<http://www.internationaldistrict.org/dragonpole.htm>

Charrette Visioning Exercise



Nihonmachi Charrette

The day-long event included background presentations by a variety of experts, lunch and a self-guided walk through historic Japantown, the charrette and presentations of teams' findings.

Charrette Day Schedule	
9:00am–9:30am	Welcome and Introductions—Panama Hotel Gallery
9:30am–11:30am	Presentations—Panama Hotel Gallery
9:30am	History of Nihonmachi and Preservation Efforts in Other Cities— <i>Gail Dubrow</i>
9:45am	Plans for the International District— <i>Inter*Im and Local Property Owners</i>
10:30am	City-Wide Developments Affecting the ID— <i>CityDesign and Sharon Sutton</i>
11:15am	Preservation Planning Tools and Guidelines— <i>Eugenia Woo</i>
11:30am–11:45am	Charge to the Teams— <i>Gail Dubrow</i>
11:45am–1:00pm	Lunch and Walk Around to Assess Conditions—Bathhouse and NP Lobby open 12–1pm
1:00pm–3:00pm	Work in Teams—Panama Hotel Gallery and Bush Hotel
3:00pm–4:00pm	Presentation of Findings—Panama Hotel Gallery



The two charrette teams work through the visioning exercise.

The following questions were provided to guide the work of the charrette teams. The work is divided into three sections: (1) Inventory and Assessment; (2) Proposed Interventions; and (3) Implementation Strategies. Teams were asked to record their ideas in visual and written form as appropriate, with notes that would allow future readers to discern their intentions. Each team was asked to organize a presentation that covered these three elements. Charrette teams were also encouraged to have their presentations include ideas appropriate at both the larger “urban village” scale as well as those in the 12-block area that surrounds Sixth Ave. and S. Main St.

(1) Inventory and Assessment

Walk around the immediate area, using the map of the surrounding 12 blocks that we have provided. (The Hashidate-Yu bathhouse and NP Hotel lobby will be open for brief tours during the lunch hour so that you can see some of the treasures that are not currently visible from the street.) Inventory and assess the kinds of visual and physical remnants of Nihonmachi that survive. Take notes, both in visual and text form, of the physical elements in the urban environment that make you aware that you are in the historic Japantown.

- What features mark Sixth Ave. and S. Main St. as the historic center of Seattle’s Nihonmachi/Japantown?
- Identify and map key “landmarks” that contribute to the historic Nihonmachi, both in the immediate vicinity of 6th and South Main and at the broader scale of the urban village.
 - Which businesses, signage and storefronts remain?
 - Is there historical signage that could be restored / re-used?
 - Is there any historical advertising that could be restored / re-used?
 - Are there any placards or historical markers?
- What elements of post-war construction/development contribute to and detract from the sense of 6th and South Main as Japantown/Nihonmachi?
- Are there particular features that are incongruous with the historic character?

Charrette Visioning Exercise

- Are there things that you would like to change to improve the sense of place?
- What elements that contribute to the historic character of Nihonmachi are likely to be affected by impending regional and city-wide projects (Sound Transit, waterfront planning, Blue Ring, etc.)? How might these projects be used to enhance the sense of place?
- What spaces in the neighborhood are in need of redevelopment?
- What interventions could be used to strengthen the identity and increase the visibility of Nihonmachi?
- What are some of the most important extant elements (from signage to buildings) that contribute to the historic character of the neighborhood? What restoration, maintenance or other actions are needed to protect them?

Please complete your inventory and assessment by 1pm, when the teams will begin work. The first step when teams assemble should be to share perceptions gained from the neighborhood walk and develop an assessment of existing conditions that is mutually agreeable among team members.

2) Proposed Interventions

Based on your inventory and assessment, please spend the bulk of your time generating ideas for restoring and enhancing the sense of place in Seattle's Japantown. Some possible issues include:

- Identify physical (and other) interventions that would make Japanese American history more visible in the neighborhood and which would enhance the sense of place.
- Consider how Seattle's Nihonmachi might be connected (by internet, transportation, marketing, organizationally or via other "connections") to other Japanese American cultural resources in the wider Seattle area, and the region.
- What new uses could be brought into the neighborhood to enhance its vitality?
 - What uses draw members of the Japanese American community to the area?
 - What uses draw tourists and others, both to the district and to 6th and Main?
 - What historical uses could be remembered, reincorporated, adapted, etc. (for example, street car noises, steam from the bathhouses)
- How can the use of signage increase the public visibility of Nihonmachi? At what scales?
 - Is there historic signage that could be restored, reused?
 - Is there historical advertising that could be restored, reused?
 - Would placards or other markers be appropriate?

- Which facades or buildings in the area ought to be the focus of restoration efforts?
 - What details are critical to restoration?
 - What treatments are recommended?
- Could a walking tour of Nihonmachi be developed? What might be the general itinerary? What institution might be the best base for developing and operating such a tour? In what form, if any, should the landmarks be "marked" on site?
- How might public art contribute to a sense of place in Nihonmachi?
- Are murals an appropriate way to mitigate intrusions (e.g., blank walls on tall buildings) or to engender a sense of place? Where might they be located, if at all?
- What part does neighborhood topography play in shaping streetlife and how could it be utilized most successfully?
- What role might streetscape design play in contributing to an enhanced identity for Nihonmachi, both at 6th and Main and in the wider neighborhood? Consider such elements as street lights and other street furniture elements, such as benches, garbage cans, newspaper boxes, kiosks, public toilets, APTs, telephones, drinking fountains, street trees, etc. What role should culturally specific aesthetics (e.g., traditional Japanese design elements) play in redesigning the streetscape? What form should they take? With what consequences?

(3) Implementation Strategies

In preparing for your presentation, please identify your top recommendations for interventions that would restore and enhance the sense of place in Seattle's Nihonmachi. Consider the following questions as you begin to connect your ideas with strategies for implementation:

- Are there successful strategies from other neighborhoods, either in Seattle or elsewhere, that provide viable models for preserving and revitalizing Nihonmachi?
- Please match up existing implementation tools with your recommendations to provide a sense of how it might be possible to move forward from here.
- What partnerships are critical to the success of the proposed interventions?
- What are your key recommendations for future action?

Presentation

Please organize the visual part of your presentation on the four boards that have been provided. Fifteen minutes (maximum) has been set aside for each team's presentation, to allow time for discussion.

Charrette Findings

On the day of the charrette, two teams consisting of about 15 participants each worked independently to develop a vision for enhancing and restoring the sense of place in Seattle’s Nihonmachi. While the two charrette teams’ approaches to the problem were different in many ways, there was notable overlap in their vision for Nihonmachi. The teams’ primary difference was their approach to the geographic scope and scale of the study area. One team conceptualized the issues at a somewhat larger scale by defining what interventions might draw both new residents and tourists to the area and enhance the presence of Japanese and Japanese American culture in the district. Their ideas included development of a wayfinding system, Japanese animé movies, daycare and schooling, and family and subsidized housing. In addition, they explored the use of regulatory mechanisms such as zoning changes to allow for more residential development. The second team honed in on Seattle’s historic Nihonmachi by defining South Main Street as the focal point with three critical nodes that might be points of emphasis for particular kinds of community investment and development. In this scheme, Fifth Ave. would be the commercial node, Sixth Ave. the historic node, and Seventh Ave. the cultural and community node.



Representatives from charrette teams present their findings.



Audience for the public presentations.

Inventory

Both teams identified the historic form of Nihonmachi as linear, with Main St. serving as the spine. Many of the extant structures representative of the area’s history and contemporary Japanese American businesses are clustered along this spine. While the continuing presence of Japanese American residents and visitors is the most significant sign of community, the physical signs of Japanese American culture are somewhat limited. They include several advertising signs like that of the Standard Café, some street-level indications like the Higo storefront, historic façades like that of the Panama Hotel and Nippon Kan Theater and several wood frame buildings including the old Main Street School building. In addition, the cherry trees at Fifth Ave. and S. Main St. give a temporal nod to the district’s Japanese heritage. Many signs that marked Japantown’s historic resources are no longer extant, such as the Hashidate-Yu sign and Pacific Coast Printing billboard—these played an important part in signifying Sixth Ave. and S. Main St. as the historic center of Nihonmachi. The loss of the few historic building and landscape features that were designed in the Japanese style, particularly the old Maneki’s that connected the Panama and NP Hotels with Nippon Kan Theater, have left gaps in the historic fabric of Japantown.



Vestiges of historic character: Standard Café sign, Main Street School building and Panama Hotel façade.

East-west travel is difficult because of steep topography, which is of particular concern because of a significant number of elderly residents in the district. However, this dramatic grade change also affords spectacular views of the city and Elliot Bay. A number of empty spaces—vacant lots and parking lots—also provide city and water views, but contribute to the sense that there are major gaps in the urban fabric within the historic boundaries of Japantown. Danny Woo Community Garden serves as the primary usable open space.

Interventions

To be successful, Nihonmachi should not only play host to visitors, but also serve as a twenty-four-hour residential community. Creating this community requires a number of changes including provision of housing and more pedestrian-oriented streets and sidewalks. In addition, increased and varied commercial and public activities would help bring people to the district and make it more livable for residents: a wayfinding system, animé movies, bowling, martial arts, daycare, schooling and both market-rate and affordable housing. It is particularly important to balance housing types so those currently living and working in this community are not displaced, while a new and more vital mix of incomes and uses provides a base for revitalizing the community.

The creation and implementation of a comprehensive streetscape plan would allow for a more holistic treatment of pedestrian as well as other urban design issues (see Illustration 1). Such a plan would include a wayfinding system; lighting, for both safety and highlighting historic buildings/features; building facades; street trees; and circulation issues for transit, pedestrians and vehicles. Streetscape elements should be pedestrian-scaled and some, such as signs, could be Japanese American in character. Restoring and recreating the signs that mark historic places, such as the Hanshidate-Yu bathhouse and Pacific Coast Printing billboard on Sixth Ave. and S. Main St., are critical to regaining the sense of place in old Japantown (see Illustration 2). Rights-of-way that are not easily negotiated by pedestrians because they do not have sidewalks (Sixth Ave. north of Washington St.) or are very steep (many streets including Sixth Ave., Washington St. and Maynard Ave.), must be made more navigable. Solutions could include putting in sidewalks, handrails, steps and resting spaces (e.g. benches, garbage cans, etc.), or more dramatic interventions like installing a tram/streetcar or urban escalator like that in downtown Hong Kong. In addition, one team recommended creating a pedestrian trail within the

Nihonmachi district that would identify key landmarks and provide an interpretive system that makes the significance of the place more visible to the public. A suggested route was on the west side of I-5 through Danny Woo Community Garden and Kobe Terrace Park.

Vacant lots, vast paved open areas created by parking lots and empty storefronts detract from the potential vitality of the pedestrian environment and contribute to a widespread public perception that this area is unsafe (see Illustrations 4–6 for images of infill development). Current plans for redevelopment lie in the hands of particular property owners, with little coordination or community planning to explore the potential synergies that might lead to broader community revitalization in the Japantown area. The charrette teams identified several areas as critical to future revitalization efforts. These include the Standard Café building; the Aristocrats building, which is currently a one-story structure; and the empty storefront next to Osami’s Barbershop.

Emerging plans to develop a new Japanese American cultural and community center, spearheaded by Nikkei Heritage Association of Washington, caught the attention of charrette teams who raised questions about how this effort might be integrated into broader schemes for revitalizing Seattle’s Nihonmachi. The teams had different suggestions for the location of the Japanese cultural/community center. One suggested renovating the Nippon Kan Theater for use as the center. The other recommended the center be co-located with Inter*Im’s planned mixed-use development to create a node on S. Main St. between Maynard and Seventh Aves. In the meantime, advocates for the new cultural community center have yet to decide whether it will involve new construction, the rehabilitation of a historic building or some combination of the two, with the location of the center to be determined. Thus, ideas generated by charrette participants mainly were intended to open up consideration of the relationship between this initiative and the preservation of Nihonmachi.

Charrette participants also felt that smaller gestures to make Nihonmachi more publicly visible are important. Neighborhood identifiers should be placed in numerous locations throughout the district, however it is particularly important to mark people’s entry into Nihonmachi. The primary pedestrian entry is at Fifth Ave. and S. Main St. and the main vehicular entry is at Sixth Ave. and Yesler Way (see Illustrations 3–6). Gestures could include banners specific to Nihonmachi, ethnic street signs, welcome signs, cherry trees as street trees and the incorporation of culturally meaningful symbols into the streetscape (e.g. diverse dragons to incorporate current branding efforts). Artwork is another identifier that could be used to reference Japanese American culture and highlight regional preservation efforts and connections. One team suggested a program in which Seattle exchanged street signs with a sister city and displayed these in Nihonmachi. This suggestion raises the broader issue of the extent to which Japanese connections, for example ties to a sister city, as opposed to Japanese American heritage are the appropriate cultural frameworks for restoring a sense of place in old Japantown.

There is little green space in the International District as a whole and Japantown is no exception. However, the historic boundaries of Nihonmachi do boast one of the most well-maintained and community-oriented green spaces, Danny Woo Community Garden, which is operated by Inter*Im. The location of this garden at the top of a steep slope, where it is obscured by buildings lessens its visibility. For that reason, charrette participants advocated interventions that connect the garden with Jackson St. To allude to the garden’s presence and draw people up the hill, some kind of indicator(s), such as a line of cherry trees or a Danny Woo garden shop, could be placed on or along Maynard Ave. from Jackson St., alerting the public to the treasure that awaits them just one block uphill (see Illustration 1).

Implementation

The integration of these ideas into the emerging urban design plan for the International District would help to advance their implementation. The identification of Nihonmachi as a planning subarea is a critical first step in ensuring that Japanese American cultural resources are protected and the sense of place in old Japantown is enhanced as a result of future preservation and development efforts in the area. Systematic efforts to identify historic properties associated with historic Nihonmachi and plan for their preservation are needed to ensure that the extant resources fully benefit from the protections and incentives that are available to historic properties under federal, state, and local programs. Some properties, such as the Panama Hotel and Hasidate-Yu, Nippon Kan Hall, and the Japanese Language School, may be eligible for National Historic Landmark designation on account of their overarching national significance and high degree of physical integrity. These, along with other Japanese American cultural resources, might benefit from coordinated planning to explore their combined potential as destinations for heritage tourism

A number of regulatory changes would help preserve existing historic buildings and views and make creating more green space feasible. Zoning that allows for higher buildings than what currently exist makes increased density possible, but it can also threaten preservation of valuable historic buildings, views and open space. However, allowing transfer of development rights (TDR) from historic buildings that do not maximize their zoning-allowed floor space to other properties (such as vacant lots and parking lots) or to a central “bank” so that owners of historic properties or green space can sell the rights to develop that additional floor space to other developers would lessen the threat of historic buildings being razed or views and open space being lost. In Nihonmachi, this would not only help preserve buildings and open space, but if the TDR were targeted to vacant parcels, it might induce owners of these parcels to redevelop what is currently a blight. In addition, zoning changes that would allow for more housing and skinny towers (e.g. Vancouver, Canada) in the International District would contribute to making this a more lively and livable community.



Danny Woo International District Community Garden.

Charrette Findings

Design guidelines for new construction could help maintain and enhance the historic character of Nihonmachi. Incentives for small businesses and cultural facilities would make the district a more lucrative place to be located. Extending Main St.'s designation as a Green Street to the waterfront would make an important connection between Nihonmachi and downtown Seattle.

Investments in the neighborhood will also make urban design interventions possible. Seattle's Green Streets program is one of the few ways that city money can be spent on public space improvements regardless of what development is occurring on surrounding private property; such improvements could help jump-start private development. Neighborhood matching funds could finance street signs, banners, and other unique neighborhood identifiers. A program that uses revolving loan funds could be started to assist property owners with façade improvements. The Port could invest in the area as part of the "Pacific Rim" strategy for economic development.

The following drawings (pages 46–49) illustrate the charrette teams' recommendations for Nihonmachi, however they are not intended as specific designs.

Existing



Public Comment

The charrette was only the beginning of creating more visibility and interest in recapturing a sense of place for Seattle's Nihonmachi. This working draft document provides background information and a report on the charrette itself to help spark even more ideas on how to create this sense of place. To that end, we are seeking comments and suggestions from the public. Please refer to the charrette visioning questions on pages 41–42 and provide suggestions and drawings on the following Public Comment form of what you feel would revitalize Japantown; in addition, please include any comments regarding the recommendations made by the charrette teams (refer to the Charrette Findings section on pages 43–45). Return your comments and sketches by November 1, 2003 to Gail Dubrow at 410-C Gould Hall, Box 355740, College of Architecture & Urban Planning, University of Washington, Seattle, WA 98195-5740; or email your responses to her at dubrow@u.washington.edu. This entire document as well as the comments form is also available at the CityDesign website: <http://www.cityofseattle.net/dclu/citydesign>.

Improved

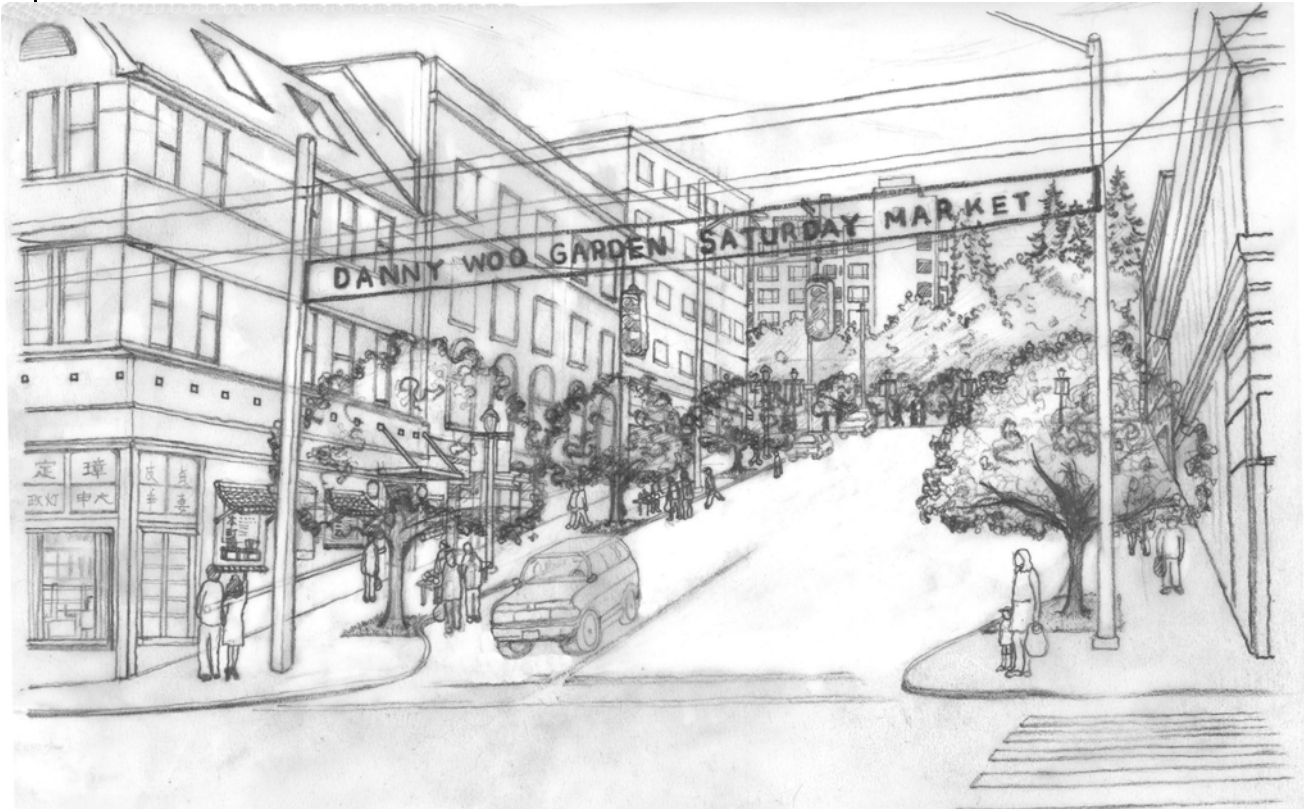


Illustration 1: View up Maynard Ave. from Jackson St. to Danny Woo Community Garden with addition of streetscape elements such as street trees, banners, and kiosks, and infill development. Drawing by Mieko Ishihara

Charrette Findings

Existing



Improved



Illustration 2: East side of Jackson Street between Fifth and Sixth Avenues with old billboards recreated and streetscape improvements. Drawing by Mieko Ishihara

Existing



Improved

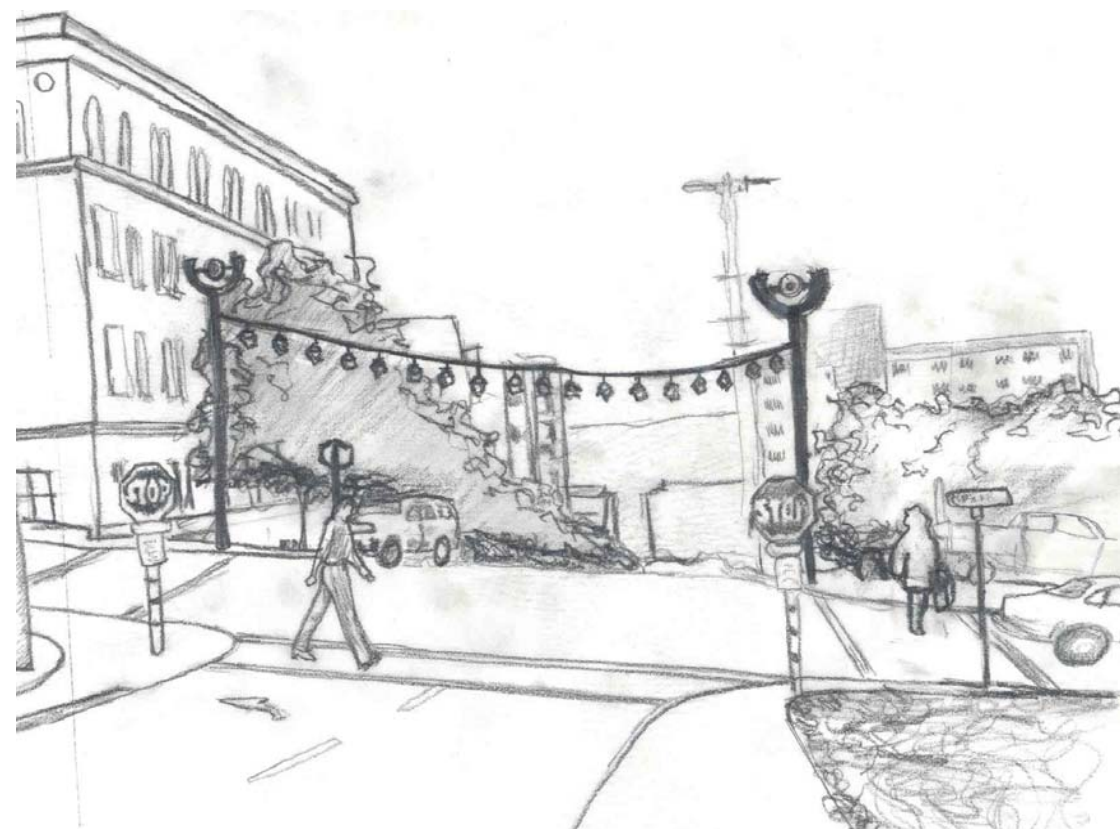


Illustration 3: Primary vehicle entry into Nihonmachi at Sixth Ave. and Yesler Way

Charrette Findings



Illustration 4



Illustration 5

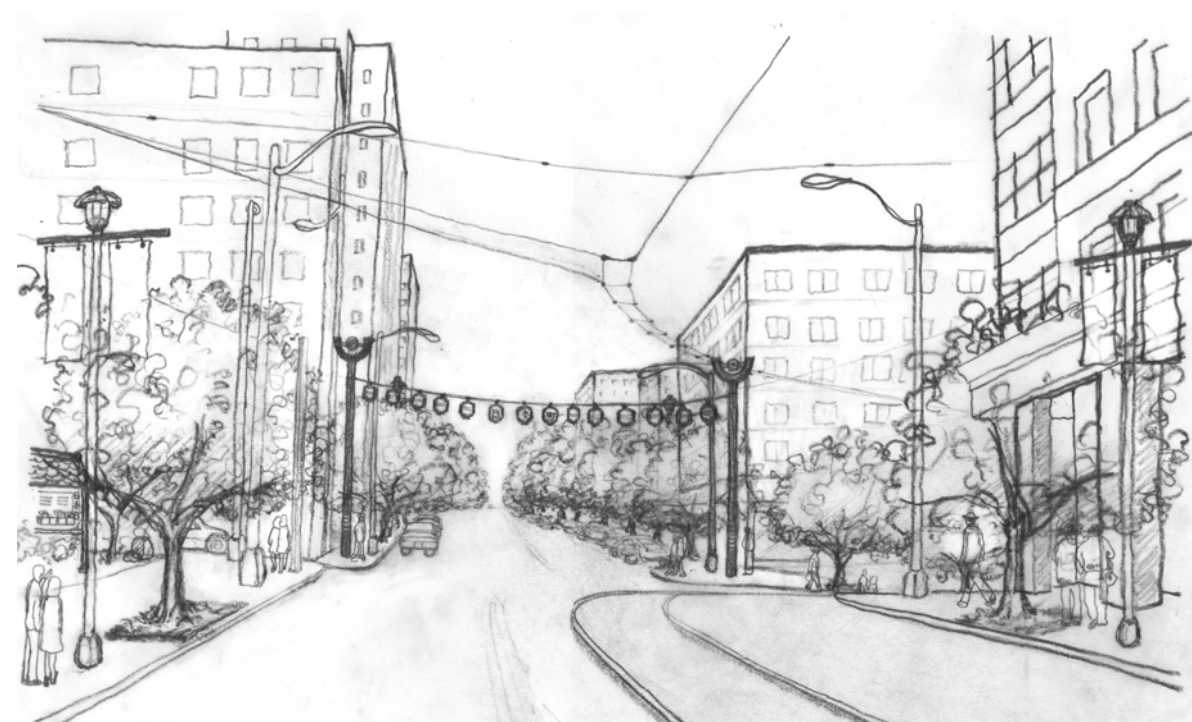


Illustration 6

Illustrations 4–6: Pedestrian entry into Nihonmachi at Fifth Ave. and S. Main St. These three drawings illustrate different degrees of interventions that could be used to signify entry into Japantown, from the fewest and smallest gestures (Illustration 4), to larger scale interventions (Illustration 6). They also depict infill developments. Drawings by Mieko Ishihara and Anna O’Connell

Public Comment Form

Following is a reference map of Seattle's historic Japantown area. Please also feel free use this map as a basis for sketches or comments that pertain to specific places within Nihonmachi. Return your comments and sketches by November 1, 2003 to Gail Dubrow at 410-C Gould Hall, Box 355740, College of Architecture & Urban Planning, University of Washington, Seattle, WA 98195-5740; or email your responses to her at dubrow@u.washington.edu. This entire document as well as the Public Comment Form is also available at the CityDesign website: <http://www.cityofseattle.net/dclu/citydesign>.

Please provide your contact information.

Name: _____

Affiliation (if applicable): _____

Street Address: _____

City, State, Zip Code: _____

Phone Number: _____

Email Address: _____



Comments and recommendations